

REQUEST FOR

ACTION BY:

TOWN OF CLARENCE, N.Y.

- ☐ Appeal Board
- ☐ Planning Board
- ☐ Town Board

- ☐ Appeal
- ☐ Rezone
- ☐ Revise Ordinance
- ☐ Subdivision
- ☐ Limited Use Permit
- ☐ Other

RECEIVED

Rec'd. by: JUN 29 2016

Date ZONING OFFICE

Action Desired Subdivide 1 Lot into 2
Building lots on Martin Rd

Reason to make 2 building lots.

PLEASE PRINT

Name Charlie Keldenberg
Address P.O. Box 98
Clarence NY 14031
Town/City 759-7858 State Zip
Phone
Signed Charlie Keldenberg

Requests for action on zoning should be filled out completely in above spaces if practicable, otherwise give brief description and refer to attached papers. The complete request with all necessary plans, maps, signatures, should be filed with the Secretary of the Planning Board. Requests (except appeals) may be filed with the Town Clerk or Town Board, but will generally be referred to Planning Board with subsequent loss of time.

Initial Action

Approved ☐ by on 20

Rejected ☐ by on 20

Approved ☐ by on 20

Rejected ☐ by on 20

Published (Attach Clipping) on 20

Hearing Held by on 20

Final Action Taken

Approved ☐ by on 20

Rejected ☐ by on 20

Published (Attach Clipping) on 20

Filed with Town Clerk on 20

Filed with County Clerk on 20

**REQUEST FOR
ACTION BY:****TOWN OF CLARENCE, N.Y.**

- ☒ **Appeal Board**
☐ **Planning Board**
☐ **Town Board**

- ☒ **Appeal**
☐ **Rezone**
☐ **Revise Ordinance**
☐ **Subdivision**
☐ **Limited Use Permit**
☐ **Other**

Rec'd. by: Jonathan Bleuer**Date** April 27, 2015

Action Desired Applicant requests a variance of:
proposed building lot 1

A) 16.25' to allow for a lot split with the frontage of 133.75'.

B) .48 acres to allow for a lot split with a total acreage of .85 acres.

proposed building lot 2

C) 16.29' to allow for a lot split with the frontage of 133.71'.

D) .5 acres to allow for a lot split with a total acreage of .83 acres.

Reason Town Code Reference:

A&C) §229-40 (A)

B&D) §229-39 (B)

All requests relate to SBL #

30.00-3-39.111, located in the

Agricultural Rural Residential zone.

PLEASE PRINT

Name Charlie Kelkenberg

Address 10215 Main Street

Clarence NY 14031

Town/City Clarence NY **State** NY **Zip** 14031

Phone 759-7858

Signed SIGNATURE ON FILE

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Hearing Held by **on** **20**

Final Action Taken

Approved ☐ **Rejected** ☐ **by** **on** **20**

Published (Attach Clipping) **on** **20**

Filed with Town Clerk CK # 18001 950 gmb **on** 5.1.15 **20** 15

Filed with County Clerk **on** **20**

ZBA
mtg
6-9-15

Appeal No. 6

Charlie Kelkenberg
Agricultural Rural Residential

Requests the Board of Appeals approve and grant:

-for proposed building lot 1:

A.) A 16.25' variance to allow for a lot split with the frontage of 133.75'.

B.) A .48 acre variance to allow for a lot split with a total acreage of .85 acres.

-for proposed building lot 2:

C.) A 16.29' variance to allow for a lot split with the frontage of 133.71'.

D.) A .5 acre variance to allow for a lot split with a total acreage of .83 acres.

All requests apply to SBL# 30.00-3-39.111.

Appeal No. 6 is in variance to **A & C**) §229-40 (A), **B & D**) §229-39(B).

DISCUSSION:

Tom Kelkenberg and his father, Charlie Kelkenberg, are present. Mr. Tom Kelkenberg submitted a copy of a tax map labelled Exhibit 1 and placed in the file. He referred to lots A, B and C on Exhibit 1 and said that was all his Dad's land at one time. In 1994, he cut off one lot (C) to give to Tom. At that time, before they changed the frontage, his father made the decision to make four (4) lots in there. In 2005 when they switched to 150' frontage, the Kelkenberg's, in good faith, thought they had those three (3) lots, which would have been B and 2 lots in A. In 2008, his father sold the B lot and he was going to hold the two (2) A lots for his retirement. This is the point they are at now, he is looking to sell the A lots. Mr. Kelkenberg said his lots are bigger than 10 of the surrounding lots and there are 5 lots that are 12' bigger than his lots. The proposed lots fit in to the neighborhood. He referenced the idea of going back into his commercial property and said the problem with that is he's got the septic, the berm and the detention pond. There will be green space forever in the 150' from the back of his commercial building to their property line. He went to the neighbors and the one on the east side was advised the meeting was this evening, she always knew there were two (2) lots there and does not have a problem with the request. The neighbor to the west also

signed the neighbor notification form and said she knew there were two (2) lots there as well, both forms are on file.

Mr. Charles Kelkenberg said he has owned this property for over 50 years and has been paying taxes on it. He has lived in the Town all his life and he is not trying to degrade the Town.

Chairman Michnik asked when the applicant built his property on County Road, and how wide is that lot. Mr. Kelkenberg said it is 382' wide and was built in the early 2000's. Chairman Michnik said the different sizes that are around the property in question were probably done in different years prior to the 150' amendment and are grandfathered in.

Chairman Michnik said he is not in favor of this lot split because there was plenty of opportunity to take care of this a while ago, he went on to say that one (1) big lot is valuable. He thinks the requests are for substantial variances.

Tom Kelkenberg said, again, they thought these lots were split and grandfathered in or they would have done it a long time ago. Chairman Michnik said the lots should have been deeded as separate lots back then. He said the frontage requirement changed in 2005.

Mr. Kelkenberg clarified that the septic for his entire commercial property is behind the lot in question. When he sold the lot to the west in 2008, he had no reason to believe the other lots wouldn't sell either.

Vice-Chairman Ryan Mills arrived at 7:35 p.m.

Mrs. Burkard asked if the applicant will build the houses on the lots once they are sold. Mr. Kelkenberg does not know if he will build the houses on the lots once they are sold, or if someone else will build them. He does not currently have a buyer for the property. Mrs. Burkard asked how much a 133' lot would sell for, Mr. Kelkenberg said about \$50,000. Mrs. Burkard then asked if the full lot would sell for \$100,000. Mr. Kelkenberg said no it would sell for about 65,000, maximum. He went on to say small lots are in, townhouses are in.

Mr. Thrun does not see how the applicant will get a large value for the property whether it's on one large lot or 2 smaller lots because people will be worried about development behind them. He is concerned with the limited acreage.

Chairman Michnik referred to the two (2) surveys the applicant provided, dated 5/1/2008, and pointed out that the properties have never been deeded. When the applicant came in in 2008 these lots were not buildable at that point. Mr. Kelkenberg said when he came in in 2005 he had three (3) surveys of the lots for whatever they did at that time, and when he sold that lot, three (3) new surveys were sent to him, they just update the surveys. Chairman Michnik said when the 147' lot was sold, even though it should have been 150', the applicant knew at that point that the minimum frontage was 150', so it is a self-created issue. Mr. Kelkenberg said in 2005 when they switched he came in with three (3) surveys that could be grandfathered in, whatever you had could be grandfathered in, if you had a 100' lot they would grandfather it. Chairman Michnik asked for confirmation on this procedure. Mr. Callahan said he does not know the circumstances on this particular issue but prior to 2005 100' was amenable. Chairman Michnik said after that it went to 150'. He went on to clarify that a survey is just a survey of land, a deed is a hard record of the property.

ACTION:

No motion was made.

Appeal No. 6

Charlie Kelkenberg
Agricultural Rural Residential

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DISCUSSION:

There is a neighbor notification form on file for 9255 Martin Road, which is two (2) houses away from the applicant's property. There are no other neighbor notification forms on file. Charlie Kelkenberg is present and said the neighbor notification forms were sent to his adjacent neighbors.

Mr. Kelkenberg explained that this property was split in 2008, which resulted in the 147' existing lot, his father was the legal owner at the time. His brother brought in the surveys at that time and was told that's all he needed to do in order to split the lots. It is clarified that there was no variance granted for the 147' lot, 9275 Martin Road. Mr. Callahan noted that in 2008 these lot splits should have gone through a Minor Subdivision Review, as a result of that review the split would not have been allowed because it does not meet the minimum requirements. Mr. Bleuer researched the building permit for 9275 Martin Road and there is no mention of any activity other than the building permit.

Mr. McNamara asked how big the original plot was before it was cut up. Mr. Kelkenberg said his father owned the parcel that includes the industrial park off of County Road, he owned that strip going back and the frontage was part of the original Kelkenberg farm. All the Martin Road lots were sold off of his father's property prior to 2005, so the frontage is less than what is required now. Mr. Kelkenberg said before the law changed he was led to believe that any of the lots that were surveyed prior to 2005 would be grandfathered in, otherwise in 2004 they would have recorded all the splits and had deeds for all of them. Mr. Kelkenberg said these two (2) lots conform with the size of the rest of the lots in the area, and there is more square footage on these lots. Mr. Kelkenberg said there is plenty of greenspace behind the lots, there is a commercial space that his brother owns and a detention pond.

Mr. Mills said if the variance is not granted the applicant could sell the lot as one large lot, there is a market for that. Mr. Kelkenberg said one (1) large lot would have less value than two (2) lots. He went on to say that it is behind a commercial property which takes some value away from the lot. He also noted that an

5-12-15
256
mrg
average lot in Clarence should be at least \$60,000 on an existing street. Mr. Mills said if he was planning on getting \$50,000 per lot, could he sell the parcel as a whole for \$75,000. Mr. Kelkenberg said yes but he would lose \$25,000. Mr. Mills said in looking at the aerial photo he can see that there are parcels with larger frontage in the area. Mr. Kelkenberg's plan is to sell the lots; he is at this meeting on behalf of his father. It is his father's retirement money, to sell these lots. Mr. Mills said it is not only the frontage but the acreage that is a concern. He asked if there could be acreage deeded or purchased from 9300 County Road to make the lots larger and conform to the code. Mr. Kelkenberg is not sure if he can because of the retention area. Mr. Mills said it looks like there is some property before the retention area. Mr. Kelkenberg said it is a possibility.

Mr. McNamara asked about the commercial property that is adjacent to the parcel in question. Mr. Callahan clarified that the required setback from a commercial building is 100' to the property line of residential use.

Mr. Thrun asked what length the home would be, allowing for the variances on either side. Mr. Callahan noted that the side setback is 15' in that zone, so a large home could be built on the properties.

Chairman Michnik said if the variance is not granted the applicant still has a nice piece of property that is very valuable.

Mr. Mills said the applicant could ask the Board to table the request and look into the option of obtaining property, then come back to the Board again. However there is no guarantee that the request will be granted.

Tony Schuler, of 9255 Martin Road, asked if it would be to the applicant's advantage to have two (2) separate lots, tax wise. Chairman Michnik said that is not a question for the Board of Appeals.

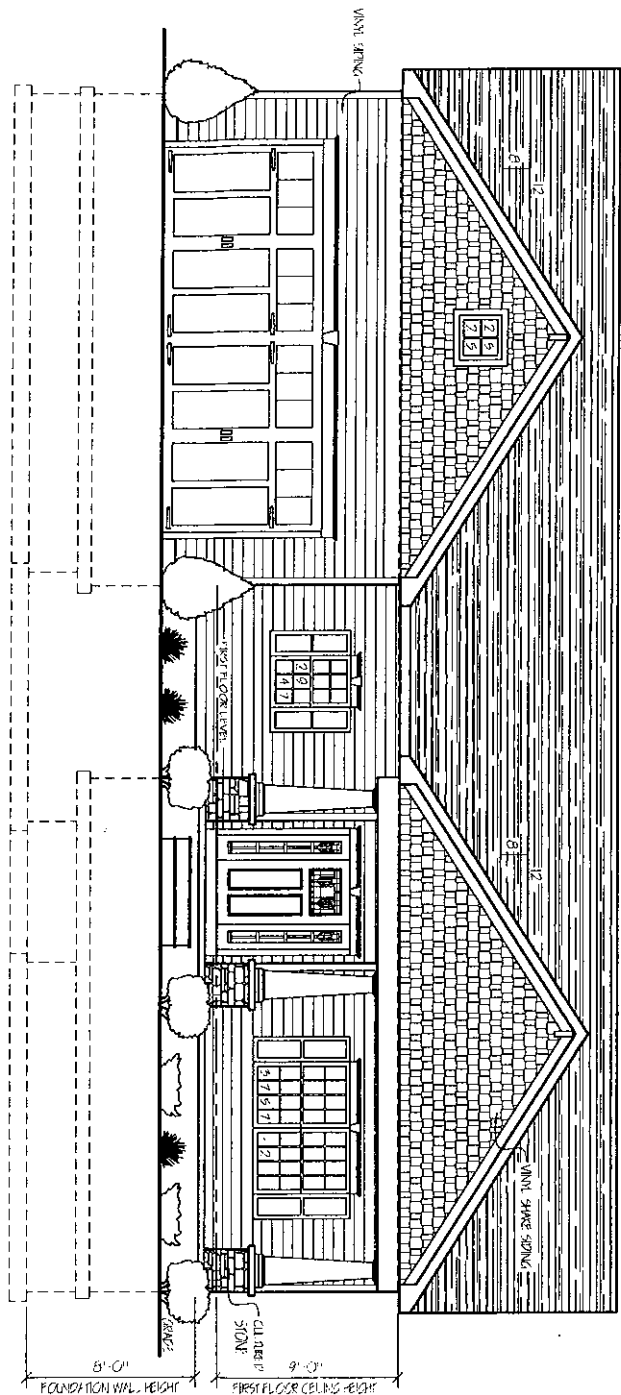
Mr. Kelkenberg agreed to have the Board table his request.

ACTION:

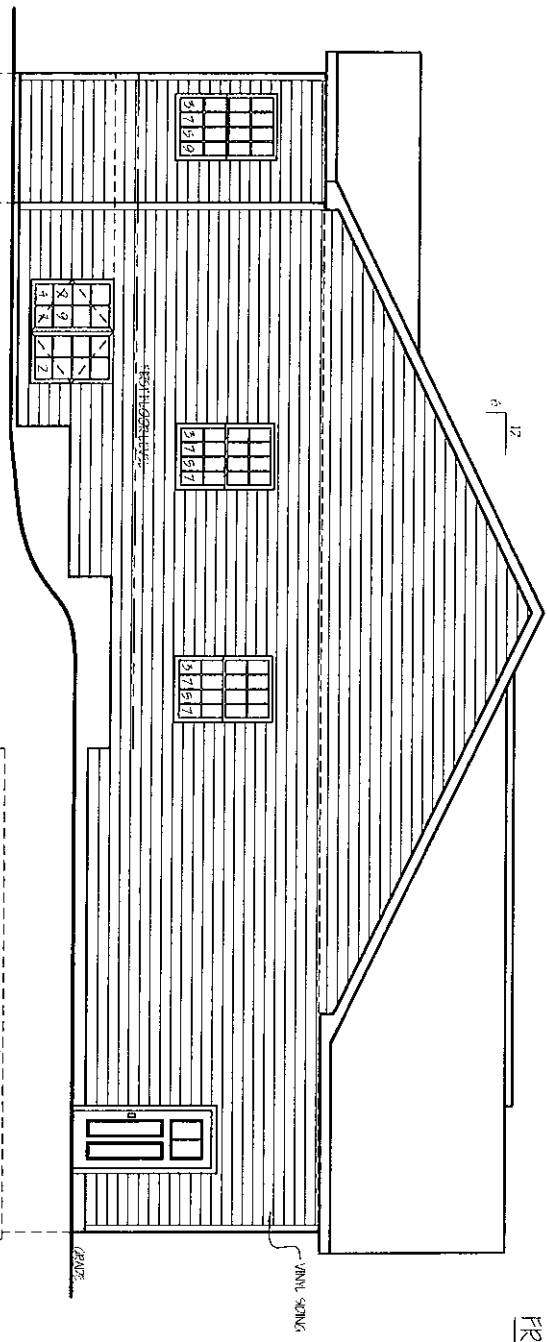
Motion by Ryan Mills, seconded by Daniel Michnik, to **table** Appeal No. 6, per the applicant's request.

Richard McNamara	Aye	Gregory Thrun	Aye
Patricia Burkard	Aye	Ryan Mills	Aye
Daniel Michnik	Aye		

MOTION CARRIED.



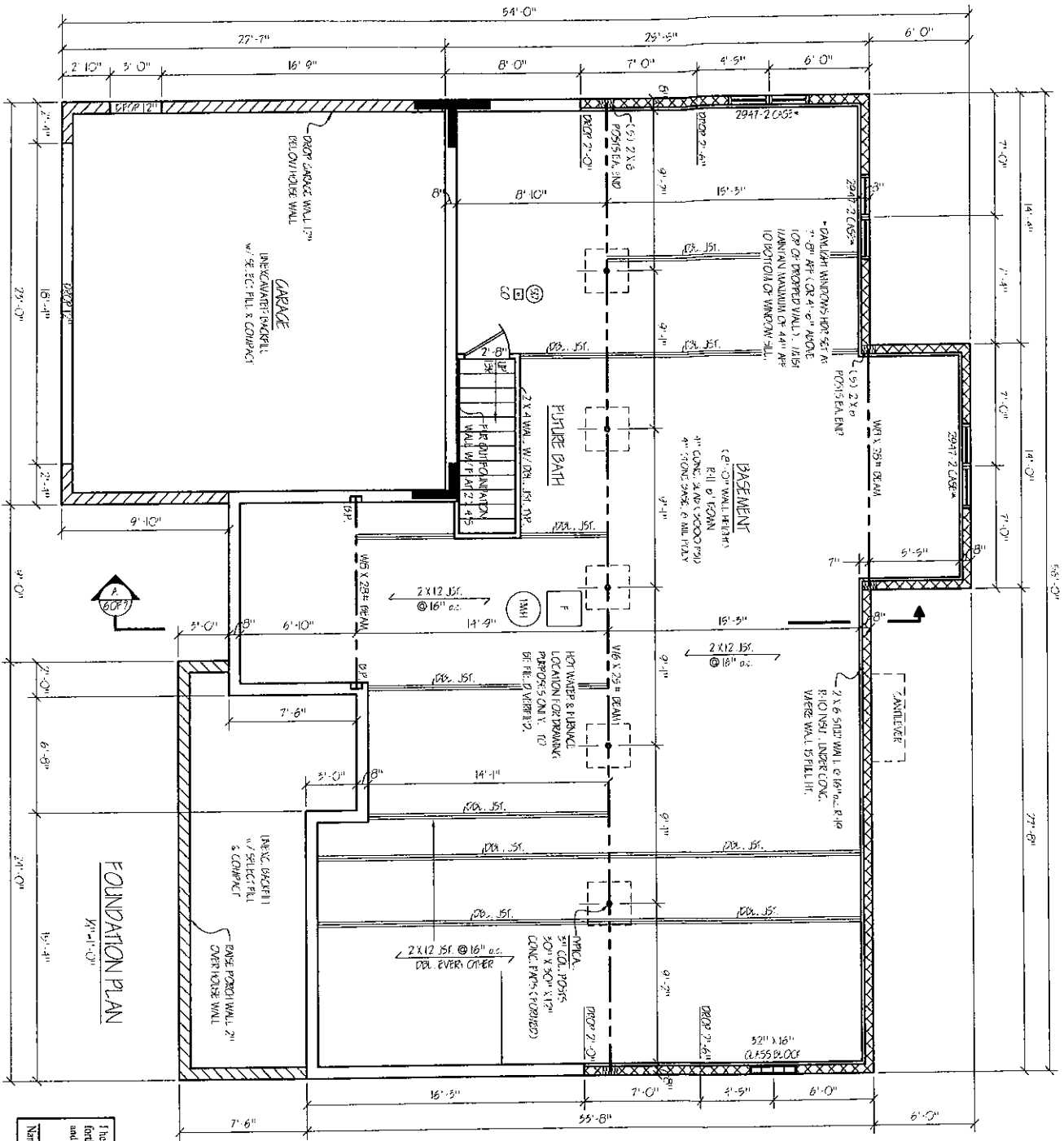
FRONT ELEVATION
1/4" = 1'-0"



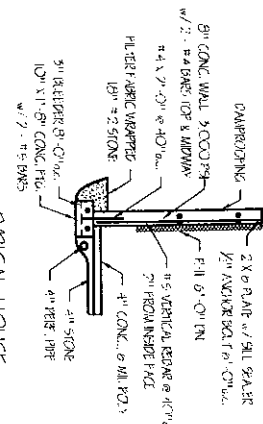
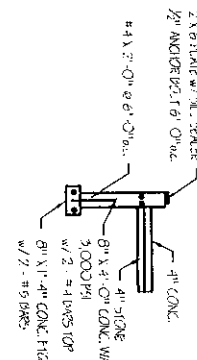
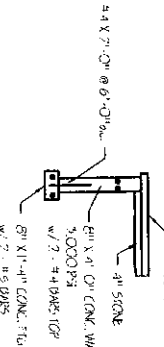
LEFT ELEVATION
1/4" = 1'-0"

REVISED HOUSE MODEL 22 JACOBSON AVE. AND 1100 N. 10TH ST.			
SCALE	DRAWN BY	DATE	
1/4" = 1'-0"	J.M.	06-22-15	
UNAUTHORIZED ALTERATION OF PLAN IS VIOLATION OF SECTION 2208, PROVISION 2 NEW YORK STATE EDUCATION LAW			
SHEET NO.			A-1

FINAL SET



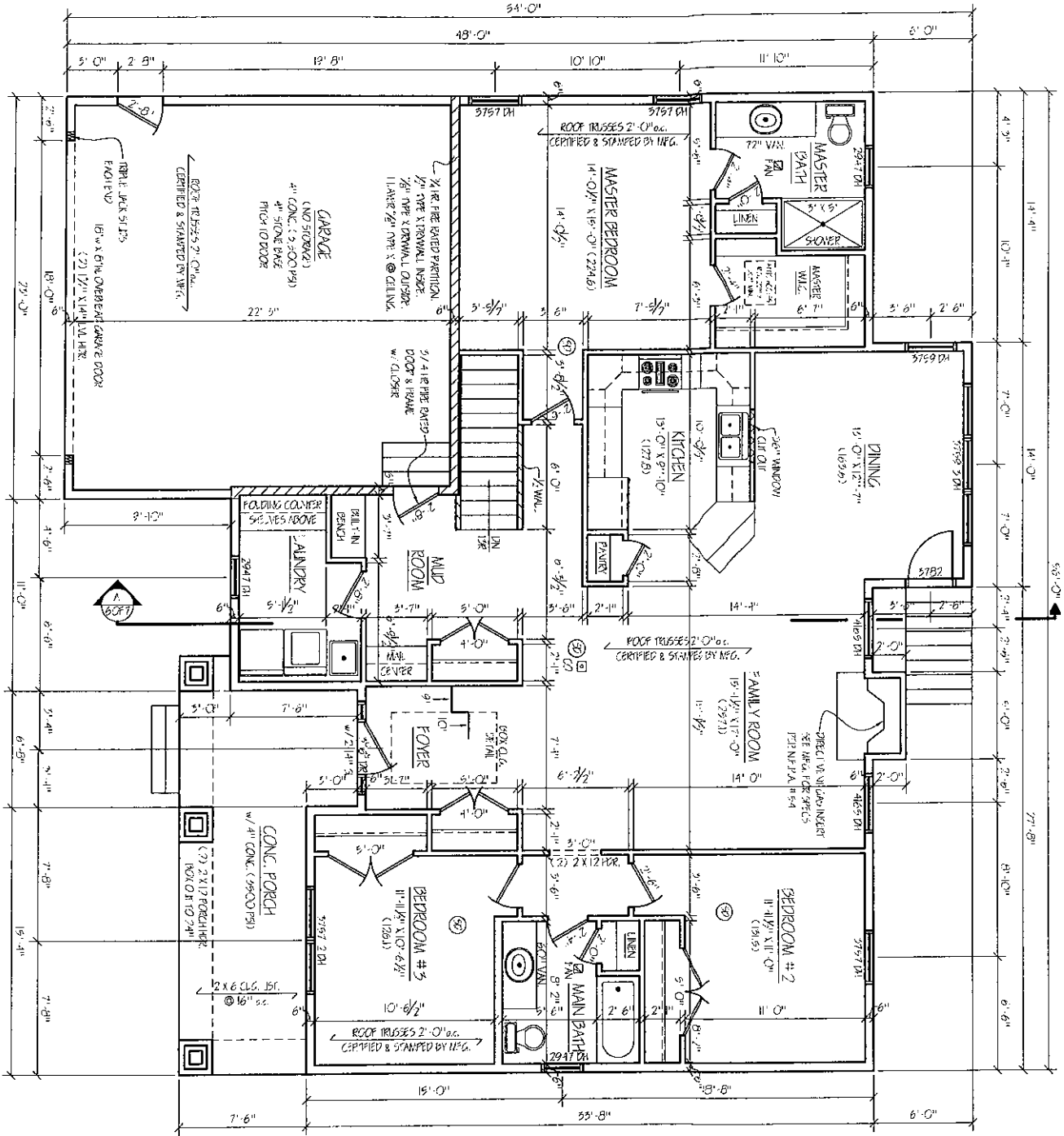
- NOTES**
1. SHIP LIFT LOCATED BY DALLAS
 2. TYPE AND LOCATION OF REINFORCING AND CONCRETE SHALL BE AS SHOWN ON THIS PLAN.
 3. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2004 IBC AND CHAPTER 3 AND 4 OF THE RESIDENTIAL CODE OF NEW YORK STATE.
 4. ALL WALLS SHALL BE 12" THICK UNLESS NOTED OTHERWISE.
 5. INTERIOR FINISHES FOR BATH AND KITCHEN SHALL BE AS SHOWN ON THESE PLANS.



I hereby certify that the foundation design meets or exceeds the requirements set forth in the Geotechnical Report by BARRON & ASSOCIATES P.C. dated 02/04/13 and Chapter 3 and 4 of the Residential Code of New York State.

Name _____ Date _____

FINAL SET



- NOTES:
1. ALL INTERIOR WALLS TO BE 5/8" ROUGH FRAME WALLS. N.E.G. OVERLAP NOTED.
 2. ALL VAULTED WALLS TO BE 5/8" ROUGH FRAME WALLS. N.E.G. OVERLAP NOTED.
 3. ALL POCKET DOOR WALLS TO BE 5/8" ROUGH FRAME WALLS. N.E.G. OVERLAP NOTED.
 4. ALL EXTERIOR WALLS TO BE 2 X 6 UNLESS OTHERWISE NOTED.
 5. ALL FLOORS TO BE 4" VERT. FIN.
 6. FLOOR TO BE 2" X 6 UNLESS OTHERWISE NOTED.
 7. VINYL WINDOW - ALL WINDOWS.
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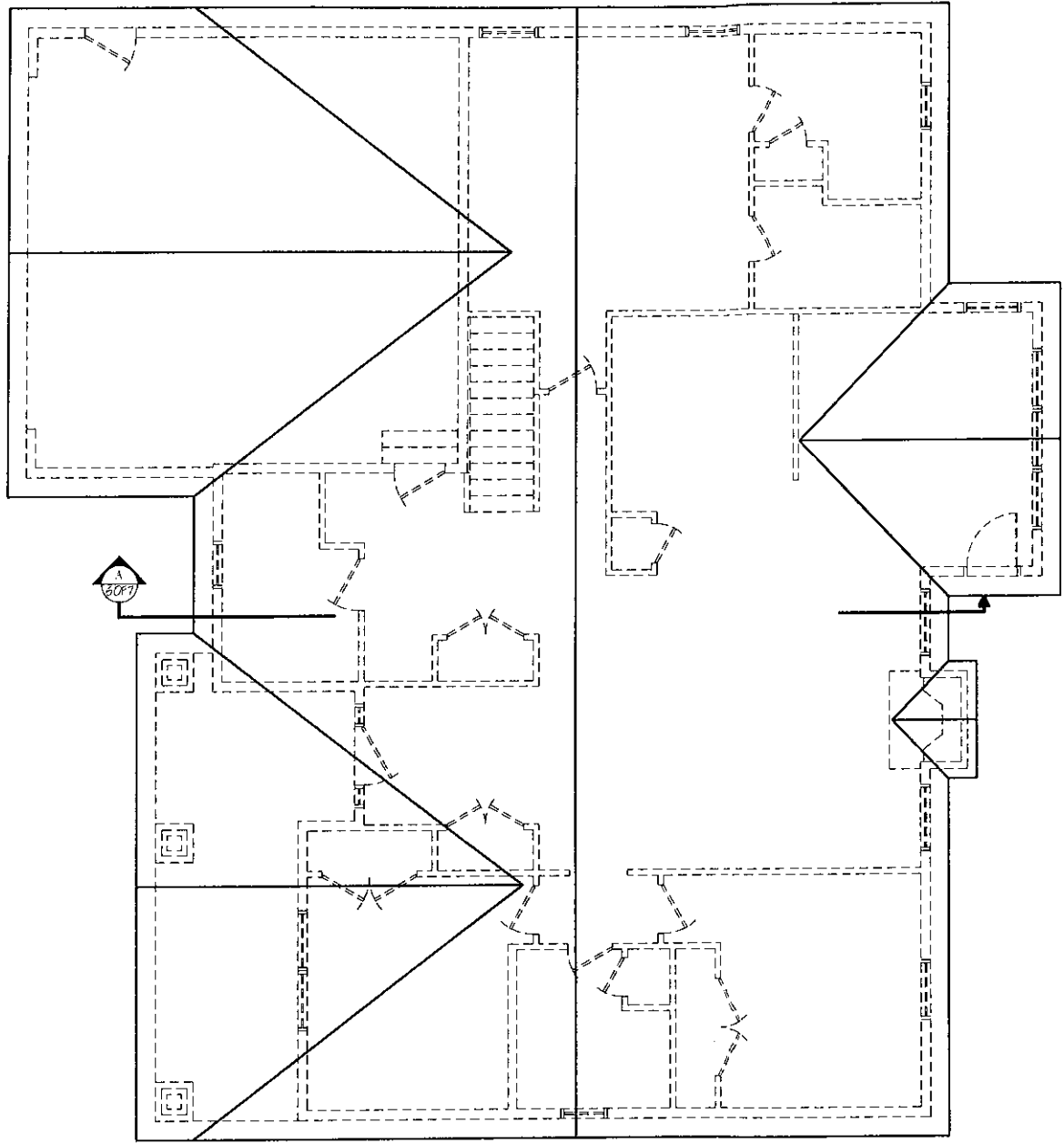
FINAL SET

FIRST FLOOR PLAN

SHEET NO.

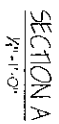
A-3

NOTES:
1. SUPPORT ALL HIPS, VALLEYS & RIDGES TO VALU'S BELOW.
2. ALL HIPS, VALLEYS & RIDGES TO BE 2 X 12 UNLESS SHOWN HERE.



ROOF PLAN
1/4" = 1'-0"

FINAL SET



DESIGN CRITERIA

- DESIGN SNOW LOAD - 50 PSF
- DESIGN WIND SPEED - 90 MPH
- FLOOD LINE 0.25" MIN.
- WIND-BORNE DEBRIS - 2.00" DIA
- SEISMIC DESIGN PER SDC 154

NOTES: PER RESIDENTIAL CODE OF N.Y.S.

- DETAILING AND NOTING TO BE IN ACCORDANCE WITH:
R 903.2 FLOORS
R 903.6 WALLS
R 903.7 ROOF
- HEADERS IN ACCORDANCE WITH (R903.6.3.1) AND (R903.6.3.2) (LARGE SNOW LOAD - 50 PSF)
- FILL IN ACCORDANCE WITH R903.6
- ROOF TRUSSES IN ACCORDANCE WITH R903.10
- SUBMIT DESIGN DRAWINGS TO DESIGN PROFESSIONAL FOR REVIEW
- ROOF VENTILATION - R903.2
- PROVIDE 1" OF VENT (NET FREE AREA) PER 300 SF AREA OF AIR SPACE
- SOFFITS PROVIDED IN THE UPPER SPACE
- (R903.2.1) VENT ROOF VENTILATION WITH THE FOLLOWING VENTS
- ICE PROTECTION IN ACCORDANCE WITH R903.2.7.1

PRESSURE TREATED LUMBER

DESIGNED: NOT DRYED OR WETTER (50% MC) OR STAINLESS STEEL
CONNECTIONS: NOT DRYED OR WETTER (50% MC) OR STAINLESS STEEL
MINIMUM: SHOWN SINGLY - 1/2" MIN. (50% MC) (50% MC)

SOILS INVESTIGATION NOTES

- THE DESIGNER SOILS SELECTED TO STAINING WATER WIL. CO. SIGNIFICANT STAINING
AND SOIL BEARING CAPACITY WILL BE REDUCED. PROPER DRAINAGE DESIGN,
CONSTRUCTION AND AFTER CONSTRUCTION IS NECESSARY AND IMPORTANT TO BE
MAINTAINED.
- CONTRACTOR TO FOLLOW THE GEOTECHNICAL REPORT WHEN REQUIRED PERMITS
TO.

SITE PREPARATION
SHEATHING FILL
DRAINAGE & GROUNDWATER
STANDARD PREPARATION
FLOOR SLAB SUBBASE
FOUNDATION WALL BEARER

DOOR & WINDOW HEADER SCHEDULE

- ALL DOORS & WINDOWS SHALL BE FRAMED WITH 100% SILD & JACK SILD LATCH SIZE
100% SILD OVERLAP NOTED ON PLANS.
 - HEADER MATERIAL SHALL BE DOUGLAS FIR LARCH, LEAFY, SOUTHERN PINE, OR WHITE
PINE - 4" X 6" 1/2".
 - THE FOLLOWING SCHEDULE SHALL APPLY UNLESS OTHERWISE NOTED ON PLANS.
- | DOOR & WINDOW | HEADER |
|---------------|--------------|
| (1) 2' X 6' | 4" X 6" 1/2" |
| (2) 2' X 6' | 4" X 6" 1/2" |
| (3) 2' X 6' | 4" X 6" 1/2" |
| (4) 2' X 6' | 4" X 6" 1/2" |
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| (43) 2' X 6' | 4" X 6" 1/2" |
| (44) 2' X 6' | 4" X 6" 1/2" |
| (45) 2' X 6' | 4" X 6" 1/2" |
| (46) 2' X 6' | 4" X 6" 1/2" |
| (47) 2' X 6' | 4" X 6" 1/2" |
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| (67) 2' X 6' | 4" X 6" 1/2" |
| (68) 2' X 6' | 4" X 6" 1/2" |
| (69) 2' X 6' | 4" X 6" 1/2" |
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| (73) 2' X 6' | 4" X 6" 1/2" |
| (74) 2' X 6' | 4" X 6" 1/2" |
| (75) 2' X 6' | 4" X 6" 1/2" |
| (76) 2' X 6' | 4" X 6" 1/2" |
| (77) 2' X 6' | 4" X 6" 1/2" |
| (78) 2' X 6' | 4" X 6" 1/2" |
| (79) 2' X 6' | 4" X 6" 1/2" |
| (80) 2' X 6' | 4" X 6" 1/2" |
| (81) 2' X 6' | 4" X 6" 1/2" |
| (82) 2' X 6' | 4" X 6" 1/2" |
| (83) 2' X 6' | 4" X 6" 1/2" |
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| (85) 2' X 6' | 4" X 6" 1/2" |
| (86) 2' X 6' | 4" X 6" 1/2" |
| (87) 2' X 6' | 4" X 6" 1/2" |
| (88) 2' X 6' | 4" X 6" 1/2" |
| (89) 2' X 6' | 4" X 6" 1/2" |
| (90) 2' X 6' | 4" X 6" 1/2" |
| (91) 2' X 6' | 4" X 6" 1/2" |
| (92) 2' X 6' | 4" X 6" 1/2" |
| (93) 2' X 6' | 4" X 6" 1/2" |
| (94) 2' X 6' | 4" X 6" 1/2" |
| (95) 2' X 6' | 4" X 6" 1/2" |
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| (97) 2' X 6' | 4" X 6" 1/2" |
| (98) 2' X 6' | 4" X 6" 1/2" |
| (99) 2' X 6' | 4" X 6" 1/2" |
| (100) 2' X 6' | 4" X 6" 1/2" |

GENERAL NOTES

- GENERAL CONTRACTOR SHALL CHECK & VERIFY DIMENSIONS AND SITE CONDITIONS PRIOR
TO CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND FOR MAKING
ARRANGEMENTS FOR ALL REQUIRED INSPECTIONS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RESIDENTIAL CODE OF NEW
YORK STATE.
- ALL WORK SHALL BE INSTALLED BY PERSONS LICENSED IN THE TRADE THEY ARE
PERFORMING. MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH
MANUFACTURER'S INSTALLATION AND SPECIFICATIONS. UNLESS OTHERWISE SPECIFIED,
FLOORING, THE COVER OF THE WORK, UNLESS OTHERWISE SPECIFIED, SHALL
BE TO NOT BE RESPONSIBLE FOR ASSURED TO HAVE BEEN PRESENT OR ACCEPTED BY THE
CONTRACTOR THAT, UNLESS THE OWNER AND ARCHITECT.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING SAFETY AT THE WORK SITE.
AND THAT WORKERS CONDUCT THEMSELVES IN A MANNER CONSISTENT WITH THE
CONSTRUCTION PRACTICES & IN ACCORDANCE WITH OSHA REGULATIONS. INSTALL
CHANGES, ETC. AS REQUIRED TO PREVENT PERSONS FROM ENTERING UNAUTHORIZED
AREAS DURING THE CONSTRUCTION PERIOD.
- THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION DETAILS, METHODS, TECHNIQUES,
SEQUENCES OR PROGRESS, TIME OR PERFORMANCE, OR FOR ANY PROBLEMS OR
SAFETY CONCERNS IN CONNECTION WITH THE CONSTRUCTION WORK.

GENERAL FRAMING NOTES

- DETAILS NOTED OTHERWISE. INST. DOORS, JOISTS AND HEADERS AT ALL FLOOR
PENETRATIONS & REINFORCEMENT WALLS SHALL BE 100% SILD.
- DETAILS NOTED OTHERWISE. INST. 1" X 2" CROSS BRACING AT LATCH OR JOIST
SPANS EXCEEDS 8'-0".
- INSTALL METAL JOIST HANGERS AT ALL LOCATIONS WHERE JOISTS DO NOT BEAR ON
CONSTRUCTION. OR.
- SPRING AND NAILING NOT NOTED OR SPECIFIED OTHERWISE SHALL BE IN
ACCORDANCE WITH THE RESIDENTIAL CODE OF NEW YORK STATE.
- NO NAIL BLOCKING IS REQUIRED TO BE DONE. SILD PLAYS & SILD JUNCTIONS.
INSTALL FLOORING IN UNINSULATED WALL CAVITIES IN EXCESS OF 8'-0" IN HEIGHT
OR FLOOR JOISTS AT INTERIOR WALLS WHERE JOISTS RECEIVE FINISHED
CEILING, AND AN OTHER LOCATION INDICATED OR REQUIRED BY CODE.

FRAMING LUMBER & MATERIALS

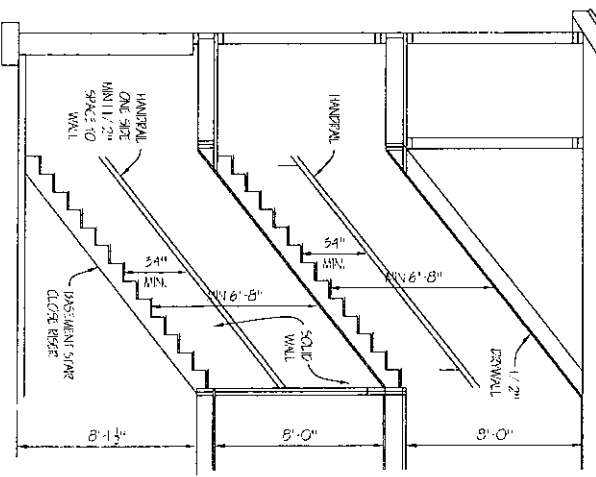
- FLOOR JOISTS, WALL HEADERS, CEILING JOISTS, BEAMS, AND RELATED FRAMING, NO.
2 OR BETTER DOUGLAS FIR LARCH WITH A "HOUSE VALUE" MINIMUM 100% SILD 100% SILD
SHALL BE USED AND A MINIMUM OF 1600 OCC. LUMBER SHALL BE USED IN ALL
SHEDS, PLATES, AND OTHER WALL FRAMING. NO 2 OR BETTER LEAFY WITH A "HOUSE
VALUE" MINIMUM 100% SILD 100% SILD (SINGLE NEEDED) AND A MINIMUM OF
1600 OCC. LUMBER SHALL BE USED IN ALL.
- ALL PLATES BEARING ON FOUNDATION WALLS, NO 2 SOUTHERN YELLOW PINE,
PRE-SAVE TREATED WITH CHLOR PESTICIDE TREATMENT BY CHLOR OR EQUIVALENT. ALL
FLOOR, INST. WITH FASBEN/ CONNECT TIES AS APPROVED BY TREATMENT
MANUFACTURER.
- ANKLED GROUND LUMBER (L.V.), "WEDGEMAN" AS MANUFACTURED BY
WEDGEMAN OR AN APPROVED EQUIVALENT WITH A MINIMUM OF 1600 OCC. & A
MINIMUM OF 2,600 PSF FLOOR MULTIPLE MEMBERS AS SPECIFIED BY
MANUFACTURER.
- WALL PENETRATION: INSTALL 100% SILD "HOUSE VALUE" BRACKETS TO FACE OF ALL
EXTERIOR WALL SHEATHING. IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS &
CODE REQUIREMENTS. INCLUDING FLASHING TYPE OVER DOOR & WINDOW SILLING
FINISHES & HEAD & SUBSILL FINISHES.

CALLING & SEALING

- APPLY BRACKER ROD & SEALANT AT ALL EXTERIOR WINDOW AND DOOR FRAMES
PER DOOR/WINDOW MANUFACTURER'S DETAILS WITH A SILICONE LATEX
PAINTABLE TYPE, OR EQUIVALENT. UNLESS OTHERWISE OTHERWISE BY
MANUFACTURER.
- CALLS, GASKET OR WEATHERSTRIP ALL JOIST JUNCTIONS, JOINTS BETWEEN
WALLS & ROOF / CEILING, OPENINGS AT UTILITY PENETRATIONS, OPENINGS
THROUGH WALL PLATES, FLOORS, AND CEILING AT AREAS EXPOSED TO
AIRBORNE AIR, ACCESS OPENINGS, AND OTHER JOINTS, SEAMS &
PENETRATIONS AS REQUIRED BY CHAPTER 11 - ENERGY EFFICIENCY OF THE
RESIDENTIAL CODE OF NEW YORK STATE.
- INSTALL FLOOR SILL WATER WRITER WOOD SILL PLATE TO BEAR ON FOUNDATION
WALLS.
- CALLS ELECTRICAL, MECHANICAL, OPENINGS IN PLATES & FLOORS / CEILING,
DETAILS WITH FIBER REINFORCED POLYMER SHALL BE REQUIRED BY CODE.

STRUCTURAL STEEL

- W - SHAPES F1 - 50 KSI
- S - SHAPES F1 - 50 KSI
- ANGLES & PLATES F1 - 50 KSI



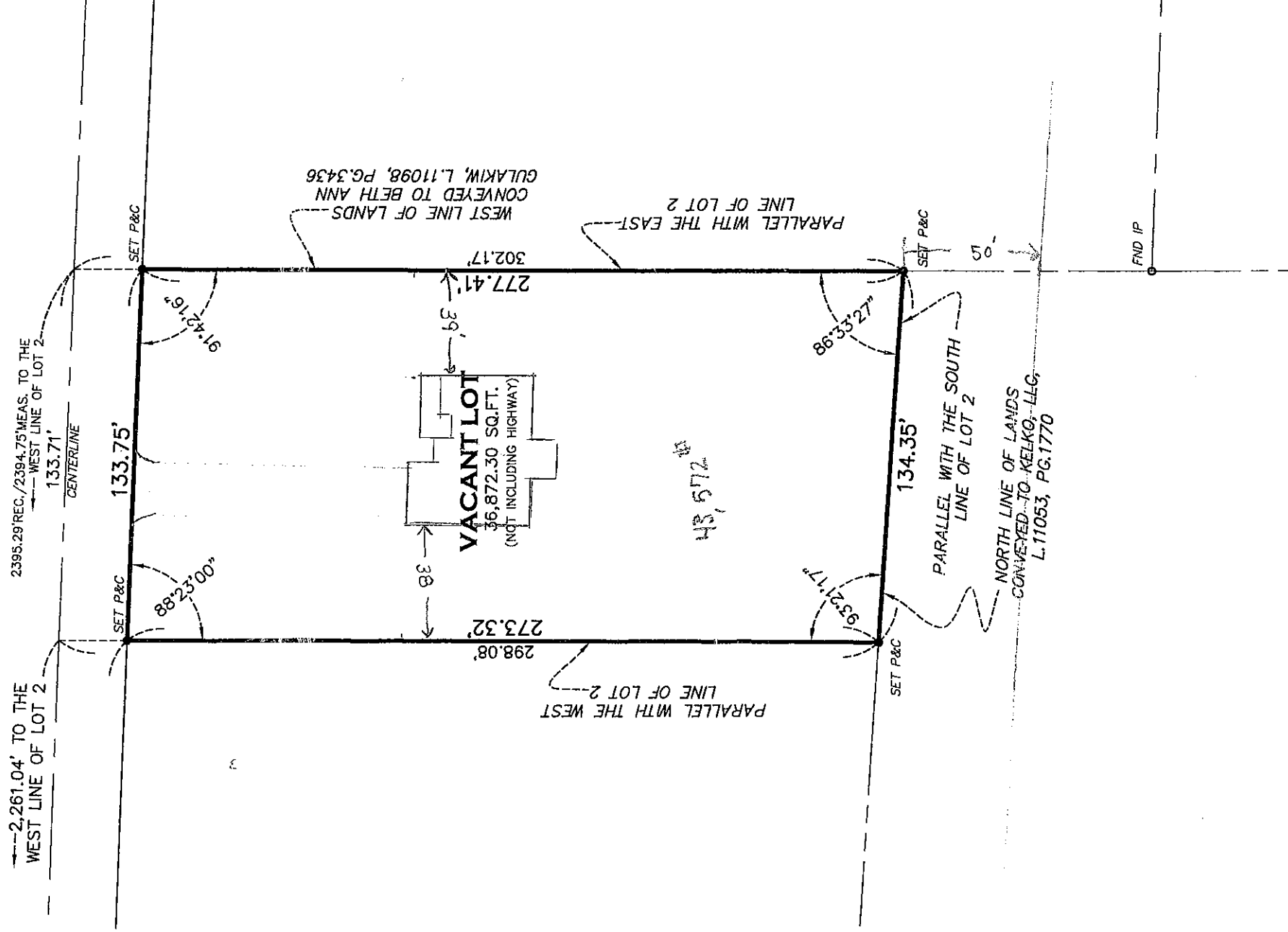
TYPICAL STAIR SECTION
(N.Y.S.)

STAIR SPEC'S SEE NYS CODE R903.2 / 903.3 / 903.4 / 903.5 / 903.6

- MIN 30" WIDE STAIRS
- MAX RISE 7 1/2" 4"
- MIN RUN 10" 10 1/2" 9"
- NO RAMP WIDTH 3' 4" MIN MAX 11' 4"
- OPENING SPACINGS SHALL BE SPACED SO AS NOT TO LET A 4" SPHERE PASS;
- IRREGULAR OPENING FORMED BY STAIR & RISER & BOTTOM RAIL SHALL NOT PASS
A 6" SPHERE.



MARTIN (49.5' WIDE) ROAD



ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY
AP MARKED WITH AN ORIGINAL OF THE LAND
SURVEYOR'S EMBOSSED SEAL AND SIGNATURE SHALL
BE CONSIDERED TO BE VALID TRUE COPIES.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT
OF AN UP-TO-DATE ABSTRACT OF TITLE AND IS SUBJECT
TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN
EXAMINATION OF SUCH.

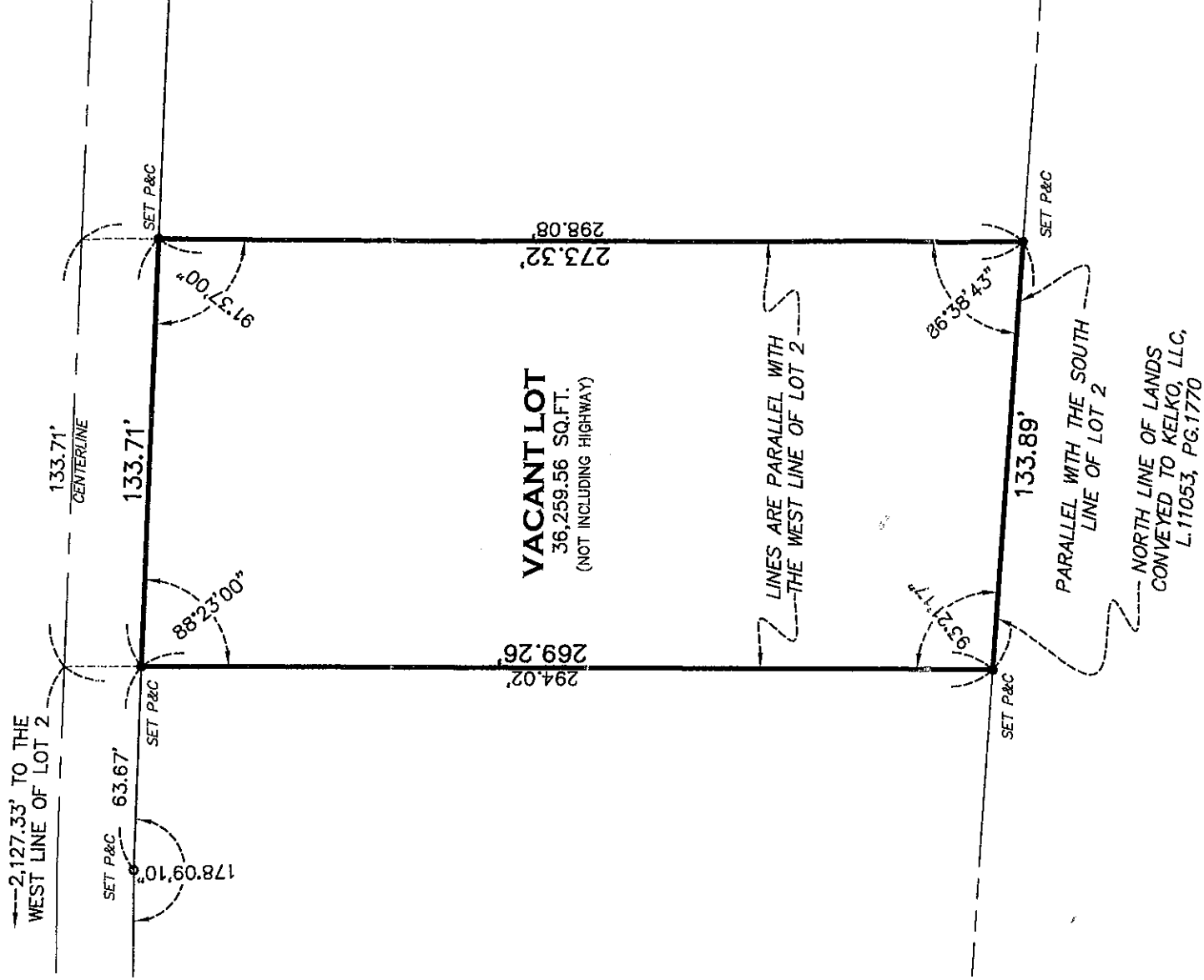
PART OF LOT: 2		SECT: 12	TWP: 12	RGE: 6
MAP COVER: SUB LOT:		BLK:		
LOCATED IN: TOWN OF CLARENCE, COUNTY OF ERIE, STATE OF NEW YORK				
DATE	DRAWING REVISIONS			
WARNING: UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. © COPYRIGHT 2006 WM. SCHUTT & ASSOCIATES				
SCALE: 1"=50'	DATE: 05/01/08	SURVEY FILE: A/0810001		

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WM. SCHUTT & ASSOCIATES, P.C.
37 CENTRAL AVE
LANCASTER, NY 140862143
PH. 716-683-9561
FAX 716-683-0169
WWW.WMSCHUTT.COM
SUSTAINING MEMBER - THE NEW YORK STATE
SOCIETY OF PROFESSIONAL ENGINEERS

Add 6,700




MARTIN (49.5' WIDE) ROAD



ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAP MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL AND SIGNATURE SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UP-TO-DATE ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

PART OF LOT: 2		SECT: 12	TWP: 12	RGE: 6	BLK:
MAP COVER:		SUB LOT:			
LOCATED IN: TOWN OF CLARENCE, COUNTY OF ERIE, STATE OF NEW YORK					
DATE	DRAWING REVISIONS				
WARNING: UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. © COPYRIGHT 2008 WM. SCHUTT & ASSOCIATES					
SCALE: 1"=50'	DATE: 05/01/08	SURVEY FILE: A/0809901			



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LANCASTER, NY 14086-2143
PH: 716-683-5961
FAX: 716-683-0169
WWW.WMSCHUTT.COM
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* note the parcel lines displayed are approximate
SBL # 30.00-3-39.111

Proposed parcel split

REQUEST FOR ACTION BY:

TOWN OF CLARENCE, N.Y.

- ☒ Appeal Board
☐ Planning Board
☐ Town Board

- ☒ Appeal
☐ Rezone
☐ Revise Ordinance
☐ Subdivision
☐ Limited Use Permit
☐ Other

Rec'd. by: Jonathan Bleuer

Date June 23, 2016

Action Desired Applicant requests of a variance of 14" to allow for a 54" foundation wall from center of road to center of lot at 4615 Thompson Road in the Residential Single-Family zone.

Reason §229-23

PLEASE PRINT

Name Lucas James

Address 43 Conrad Street

Depew, NY 14001

Town/City Depew State NY Zip 14001

Phone 523-0823

Signed SIGNATURE ON FILE

Requests for action on zoning should be filled out completely in above spaces if practicable; otherwise give brief description and refer to attached papers. The complete request with all necessary plans, maps, signatures, should be filed with the Secretary of the Planning Board. Requests (except appeals) may be filed with the Town Clerk or Town Board, but will generally be referred to Planning Board with subsequent loss of time.

Initial Action

Approved ☐ _____ on _____ 20____
Rejected ☐ by _____ on _____ 20____
Approved ☐ _____ on _____ 20____
Rejected ☐ by _____ on _____ 20____
Published (Attach Clipping) _____ on _____ 20____
Hearing Held by _____ on _____ 20____

Final Action Taken

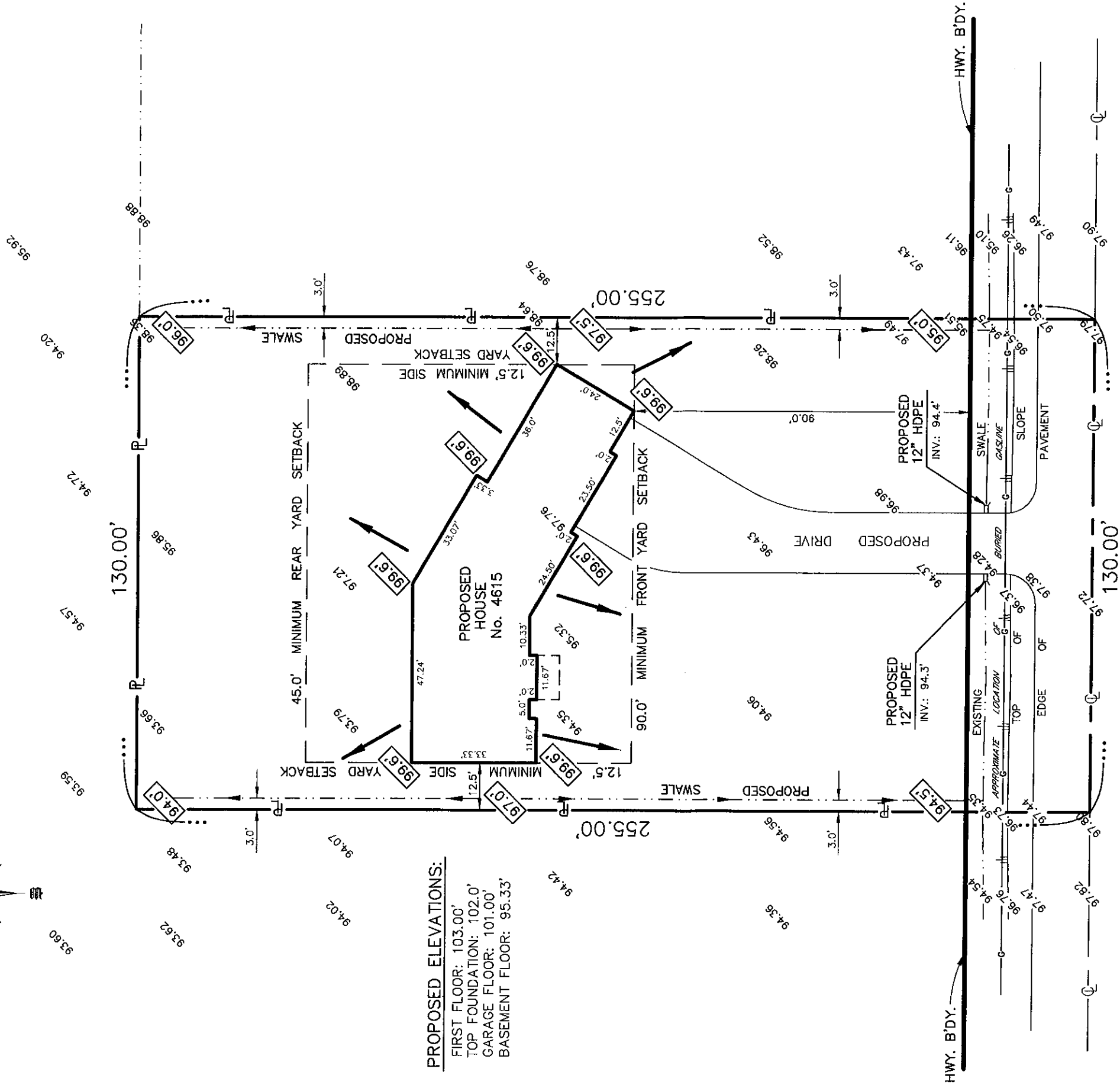
Approved ☐ _____ on _____ 20____
Rejected ☐ by _____ on _____ 20____
Published (Attach Clipping) _____ on _____ 20____
Filed with Town Clerk _____ on _____ 20____
Filed with County Clerk _____ on _____ 20____

• UNAUTHORIZED ALTERATION OR ADDITION TO ANY SURVEY, DRAWING, DESIGN, SPECIFICATION, PLAN, OR REPORT IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.



LEGEND

- EXISTING GROUND ELEVATION
- PROPOSED GRADE
- PROPERTY LINE
- HDRANT
- BENCHMARK



THOMPSON ROAD (66.0' WIDE)

PROPOSED DRAINAGE & PLOT PLAN

THIS MAP WAS PREPARED TO OBTAIN A BUILDING PERMIT FROM THE TOWN OF CLARENCE ONLY. TRANSFER OF REAL PROPERTY SHOULD NOT BE MADE WITH THE USE OF THIS MAP

PART OF L. 4, S. 9, T. 12, R. 6 • TOWN OF CLARENCE • COUNTY OF ERIE • STATE OF NEW YORK

— UPDATE / REVISION —

DATE	JOB	DESCRIPTION

PAUL G. PAGANO, PLS

PROFESSIONAL LAND SURVEYOR

9653 SAVAGE ROAD
HOLLAND, NEW YORK 14080

PHONE & FAX
(716) 537-2170

DRAWN BY: SHS

CHECKED BY: PGP

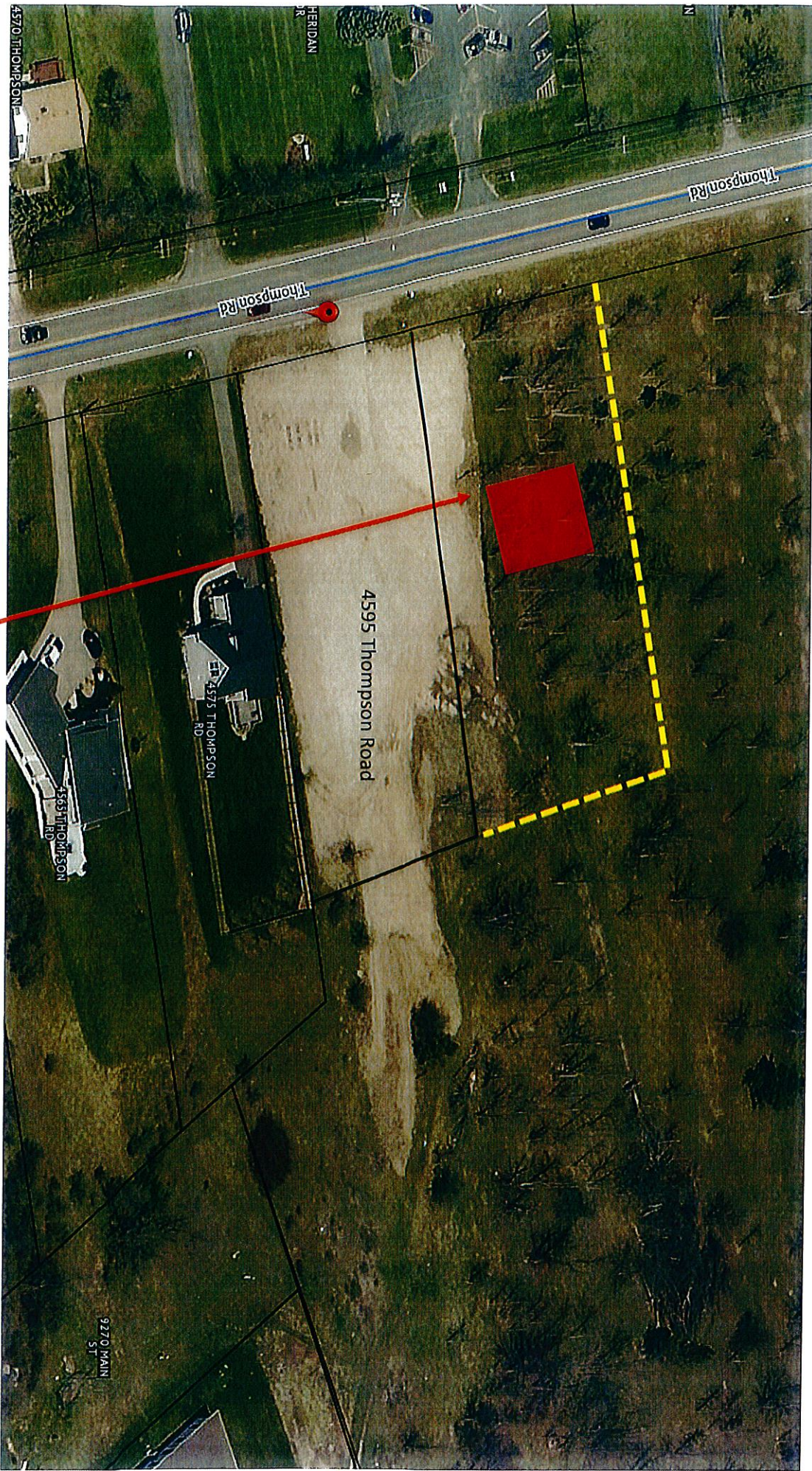
SCALE: 1" = 30'

DATE: 6/2/16

JOB NO.: 16093

SHEET NO.: C - 527

PAUL G. PAGANO, PLS
N.Y.S. Lic. No. 050520



* note the parcel lines displayed are approximate
4615 Thompson Road



Proposed residential single family home

**REQUEST FOR
ACTION BY:
TOWN OF CLARENCE, N.Y.**

☒ Appeal Board
☐ Planning Board
☐ Town Board

☒ Appeal
☐ Rezone
☐ Revise Ordinance
☐ Subdivision
☐ Limited Use Permit
☐ Other

Rec'd. by: James Callahan

Date June 24, 2016

Action Desired Applicant requests a variance to allow for:

1) A third accessory structure

2) Of 3,456 sq. ft.

Located at 5510 Old Goodrich Road in the Residential Single-Family zone.

Reason §229-55 (H)

PLEASE PRINT

Name Dan Singer

Address 5510 Old Goodrich Road

Clarence, NY 14031

Town/City Clarence, NY **State** NY **Zip** 14031

Phone 830-7887

Signed SIGNATURE ON FILE

Requests for action on zoning should be filled out completely in above spaces if practicable; otherwise give brief description and refer to attached papers. The complete request with all necessary plans, maps, signatures, should be filed with the Secretary of the Planning Board. Requests (except appeals) may be filed with the Town Clerk or Town Board, but will generally be referred to Planning Board with subsequent loss of time.

Initial Action

Approved ☐

Rejected ☐ by on 20

Approved ☐

Rejected ☐ by on 20

Published (Attach Clipping) on 20

Hearing Held by on 20

Final Action Taken

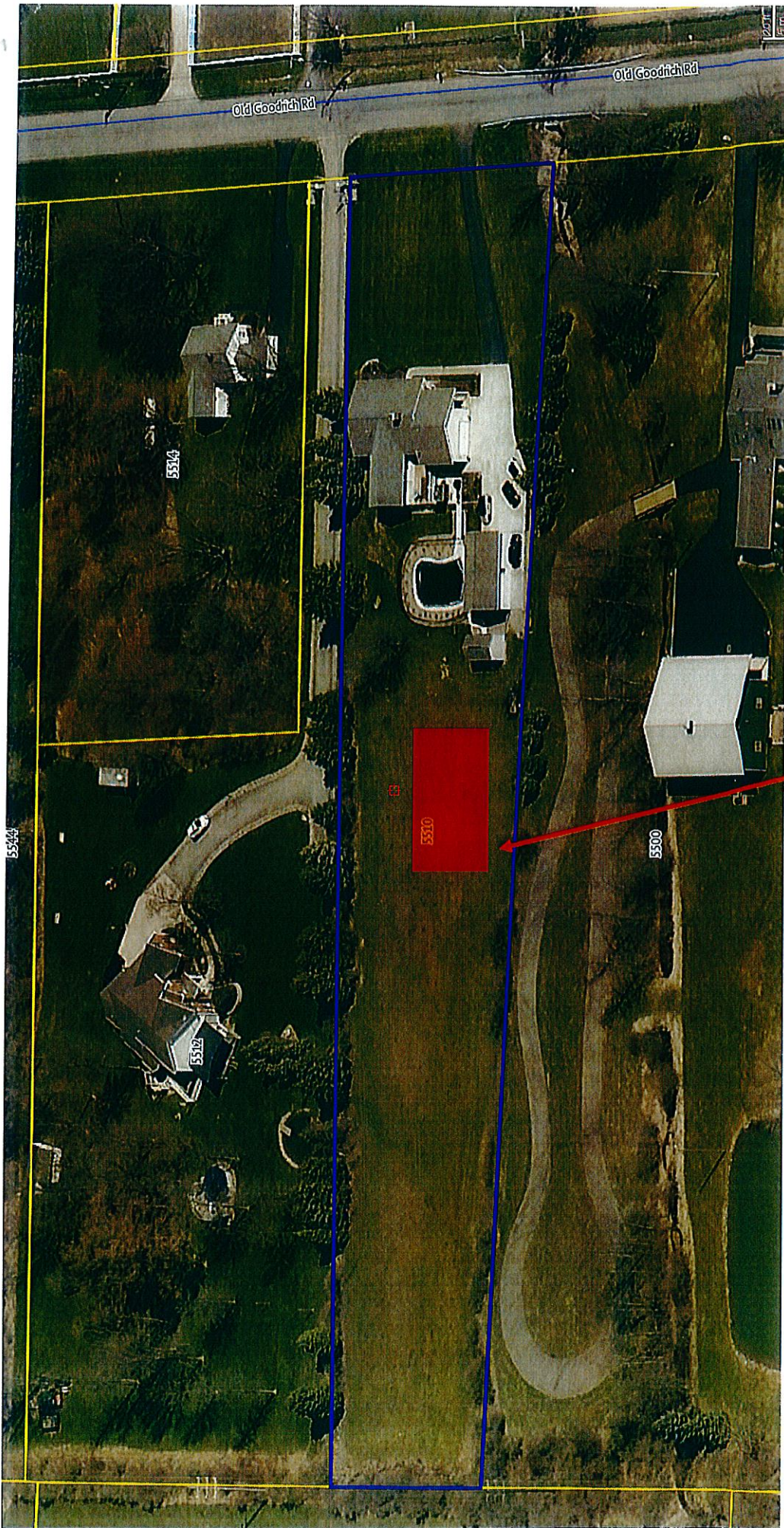
Approved ☐

Rejected ☐ by on 20

Published (Attach Clipping) on 20

Filed with Town Clerk on 20

Filed with County Clerk on 20



* note the parcel lines displayed are approximate

5510 Old Goodrich

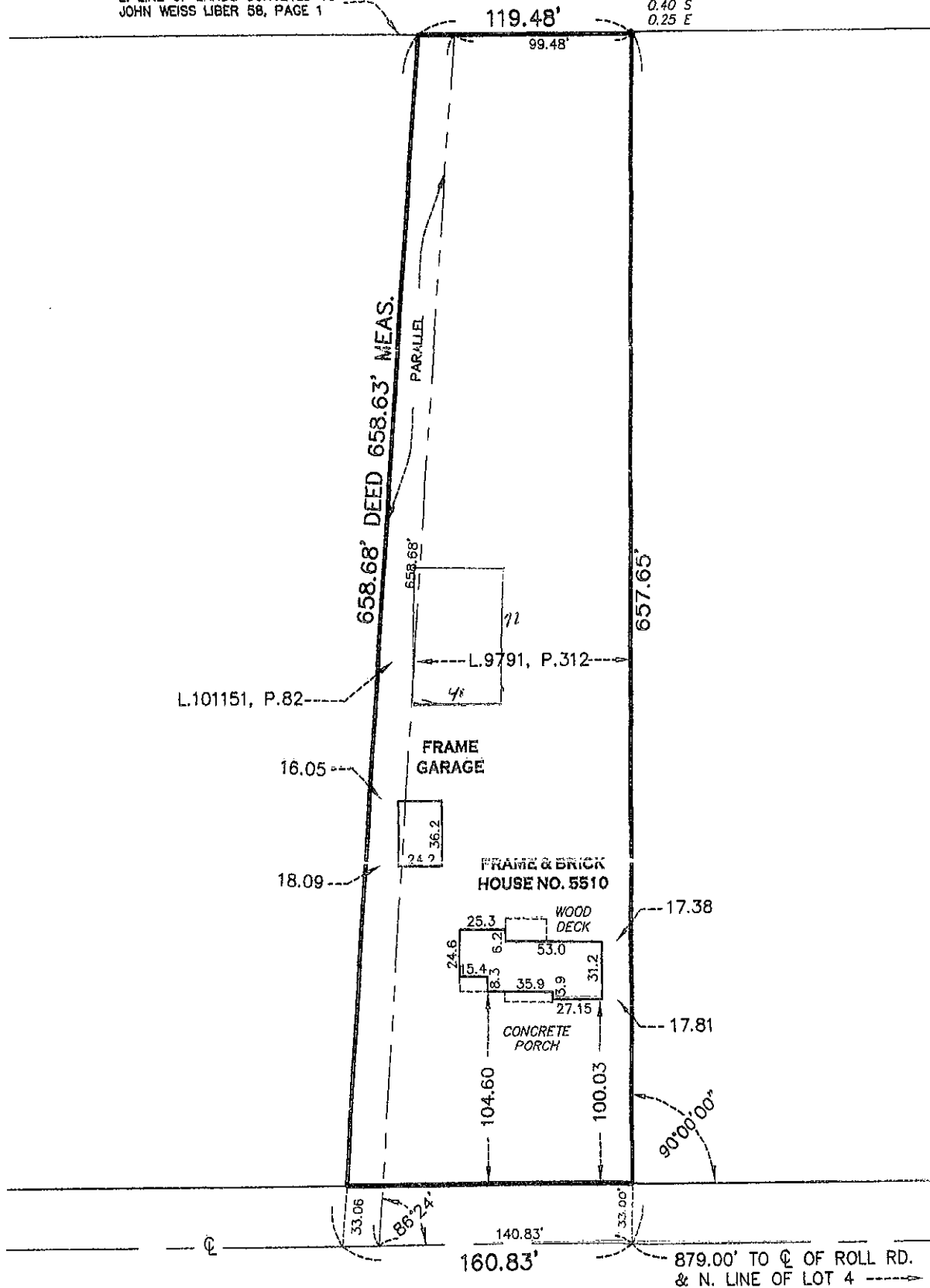


Proposed accessory structure 48'x72'

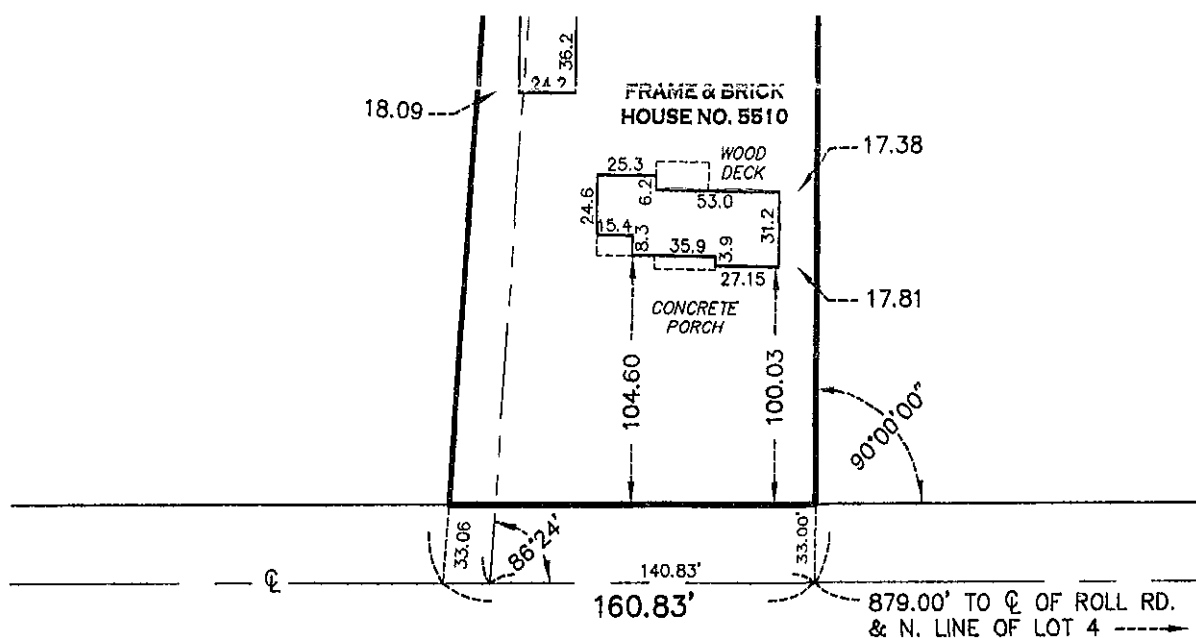
NORTH

E. LINE OF LANDS CONVEYED TO
JOHN WEISS LIBER 58, PAGE 1

FND PIN
0.40 S
0.25 E



OLD GOODRICH (66' WIDE) ROAD



OLD GOODRICH (66' WDE) ROAD

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAP MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL AND SIGNATURE SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UP-TO-DATE ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

PART OF LOT: 4 HOLLAND LAND COMPANY'S SURVEY

SECT: 10

TWP: 12

RGE: 6

MAP COVER:

SUB LOT:

BLK:

LOCATED IN: TOWN OF CLARENCE, COUNTY OF ERIE, STATE OF NEW YORK

DATE

DRAWING REVISIONS

WARNING:

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SCALE: 1" = 80'

DATE: 04/03/09

SURVEY FILE: A/91038-01



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37 CENTRAL AVE.
LANCASTER, NY 14086-2143

PH. 716-683-8961
FAX 716-683-0169

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Handwritten signature

**REQUEST FOR
ACTION BY:
TOWN OF CLARENCE, N.Y.**

☒ Appeal Board
☐ Planning Board
☐ Town Board

☒ Appeal
☐ Rezone
☐ Revise Ordinance
☐ Subdivision
☐ Limited Use Permit
☐ Other

Rec'd. by: Planning & Zoning

Date June 24, 2016

Action Desired Applicant requests a variance of 17.9' to allow for a 6' front yard setback for the construction of a detached accessory structure located at 10428 Main Street in the Traditional Neighborhood District.

Reason §229-66 (existing principle structure setback 23.9')

PLEASE PRINT

Name Jeffrey Schneider

Address 10428 Main Street

Clarence, NY 14031

Town/City Clarence, NY **State** NY **Zip** 14031

Phone 759-2536

Signed SIGNATURE ON FILE

Requests for action on zoning should be filled out completely in above spaces if practicable; otherwise give brief description and refer to attached papers. The complete request with all necessary plans, maps, signatures, should be filed with the Secretary of the Planning Board. Requests (except appeals) may be filed with the Town Clerk or Town Board, but will generally be referred to Planning Board with subsequent loss of time.

Initial Action

Approved ☐ by on 20

Rejected ☐ by on 20

Approved ☐ by on 20

Rejected ☐ by on 20

Published (Attach Clipping) on 20

Hearing Held by on 20

Final Action Taken

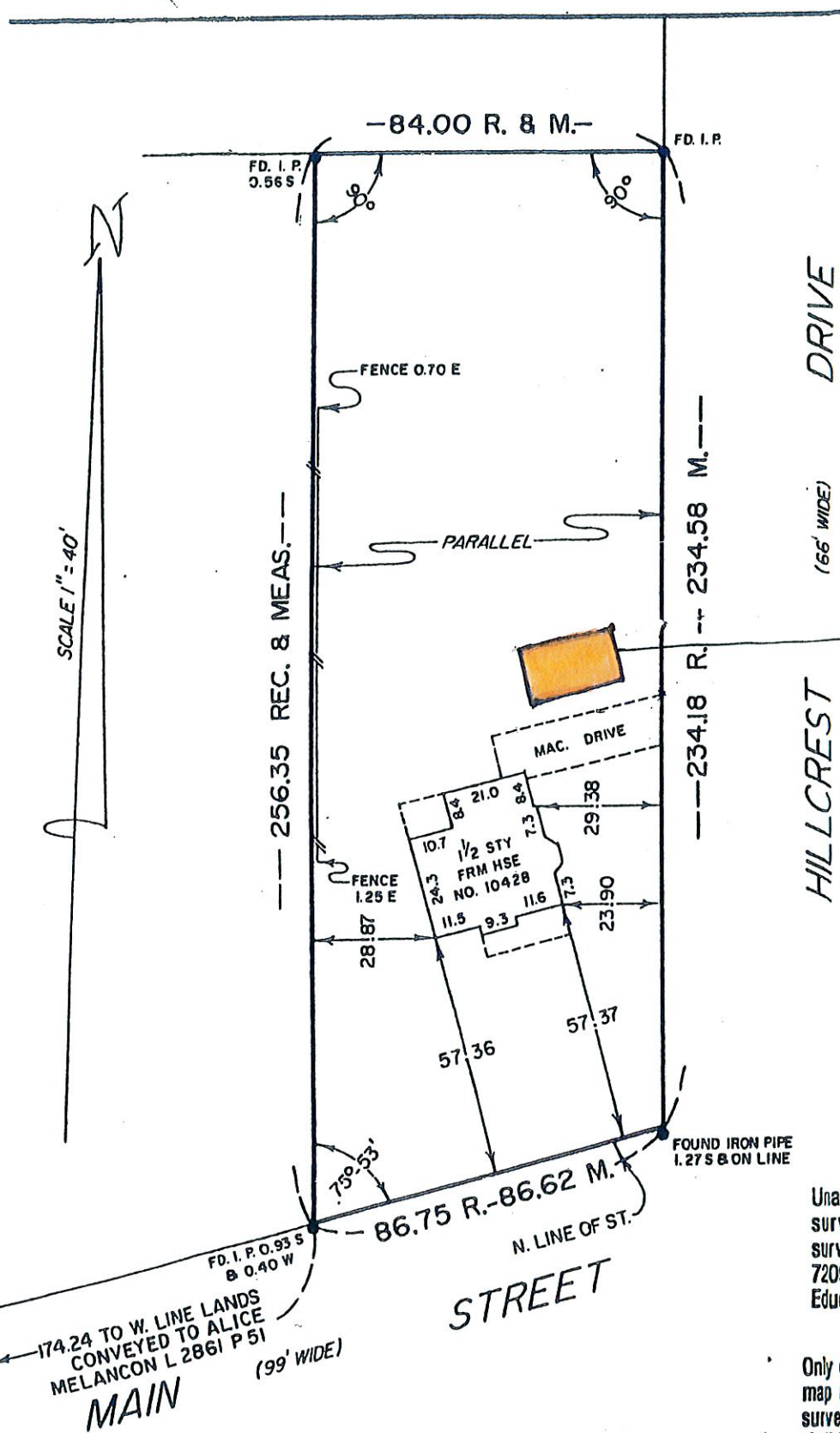
Approved ☐ by on 20

Rejected ☐ by on 20

Published (Attach Clipping) on 20

Filed with Town Clerk on 20

Filed with County Clerk on 20



* PLEASE NOTE:
THIS IS NOT TO
SCALE BUT JUST
TO GIVE GENERAL
IDEA OF GARAGE
PLACEMENT.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, subdivision 2, of the New York State Education Law.

Only copies from the original of this survey map marked with an original of the land surveyor's embossed seal and signature shall be considered to be valid true copies.

PART OF LOT 9 SEC 2
TWP. 12 RGE. 6
VILLAGE OF
TOWN OF CLARENCE
COUNTY OF ERIE N.Y.

Elmer J. Ottney

ottney & miller, L.S.P.C.

25 BUFFALO STREET - AKRON, NEW YORK 14001

PHONE: (716) 542-5764

FAX: (716) 542-5208

DATE 5-14-93

REVISED

FB #64-288 JOB #

9845

ACTION DESIRED

Build a garage, 26' wide x 24' deep, to the right and slightly behind my house, on the same angle, facing Main Street. This would be built in conjunction with my current driveway (off Hillcrest) which will also be redone with new cement. I am requesting a variance to build the garage 6'/6" (front right corner of garage) from my Hillcrest property line vs. 10'/5". The back right hand corner of the garage will be 12'/6" from the Hillcrest property line. I would also like to build with a 19' height vs. 16' so I can have a false dormer to match the dormers on front of my house. The garage will be sided (same color) to match my house. There will NOT be a second floor within the garage.

REASON

I do not currently have a garage and am trying to make winters more tolerable as my wife and I get older. I have two cars and a motorcycle which is why I would like it to be 26' wide. It will also provide additional, much needed, storage. Building the garage directly behind the house is not viable and workable as my property slopes off and would leave no room to pull cars in and out.

**REQUEST FOR
ACTION BY:****TOWN OF CLARENCE, N.Y.**

- ☒ Appeal Board
☐ Planning Board
☐ Town Board

- ☒ Appeal
☐ Rezone
☐ Revise Ordinance
☐ Subdivision
☐ Limited Use Permit
☐ Other

Rec'd. by: Jonathan BleuerDate June 29, 2016

Action Desired Applicant requests a variance to allow for a 167' front yard setback located at 10865 Howe Road in the Agricultural-Rural Residential zone.

Reason S229-41 (A)

PLEASE PRINT**Name** Edward R. Lamarca**Address** 6339 Crosby RoadLockport, NY 14094**Town/City** Lockport, NY **State** NY **Zip** 14094**Phone** 433-4854**Signed** SIGNATURE ON FILE

Requests for action on zoning should be filled out completely in above spaces if practicable; otherwise give brief description and refer to attached papers. The complete request with all necessary plans, maps, signatures, should be filed with the Secretary of the Planning Board. Requests (except appeals) may be filed with the Town Clerk or Town Board, but will generally be referred to Planning Board with subsequent loss of time.

Initial Action

Approved ☐ _____
Rejected ☐ by _____ on _____ 20____
Approved ☐ _____
Rejected ☐ by _____ on _____ 20____

Published (Attach Clipping) _____ on _____ 20____

Hearing Held by _____ on _____ 20____

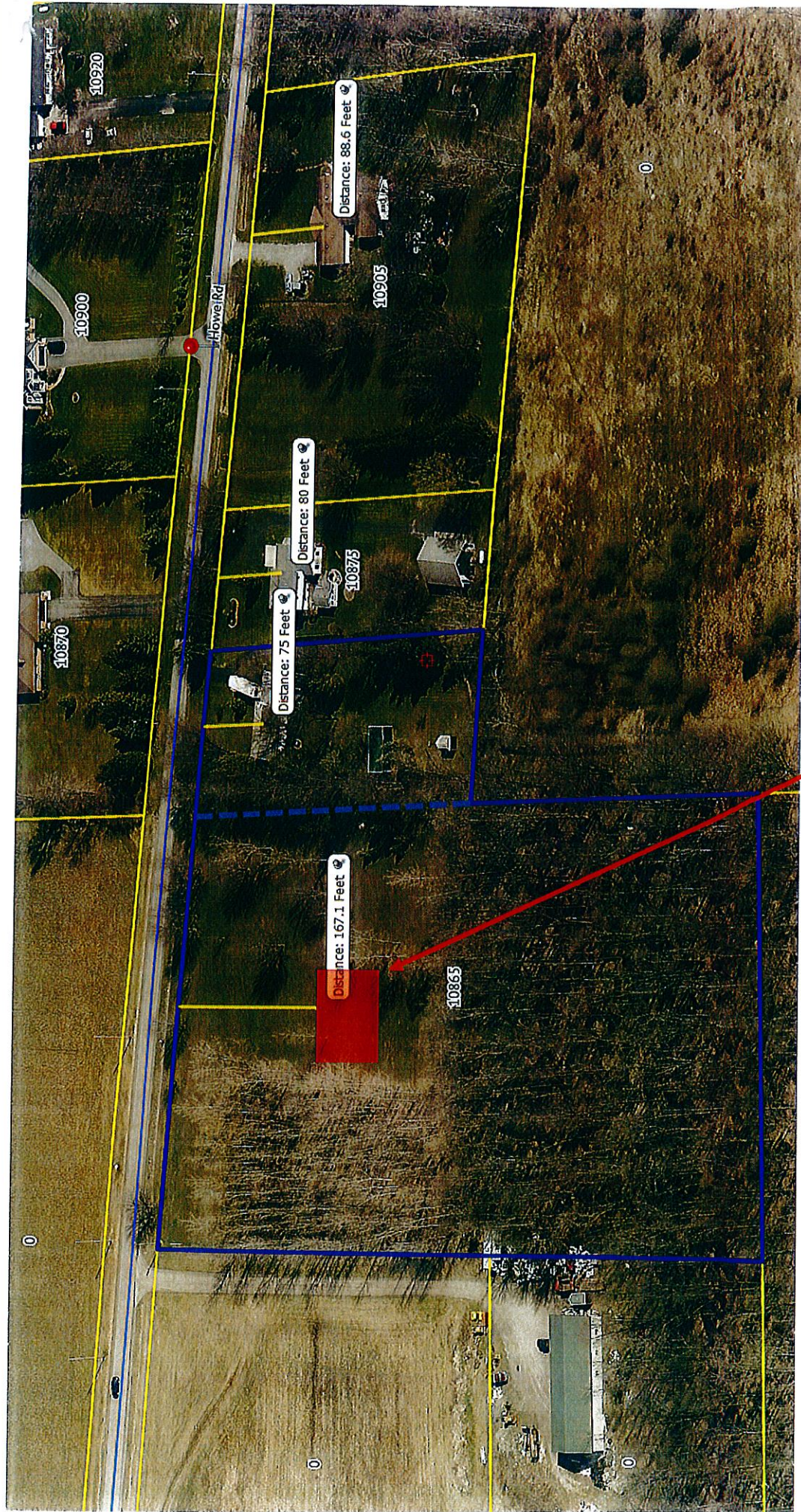
Final Action Taken

Approved ☐ _____
Rejected ☐ by _____ on _____ 20____

Published (Attach Clipping) _____ on _____ 20____

Filed with Town Clerk _____ on _____ 20____

Filed with County Clerk _____ on _____ 20____



* note the parcel lines displayed are approximate

10865 Howe Road



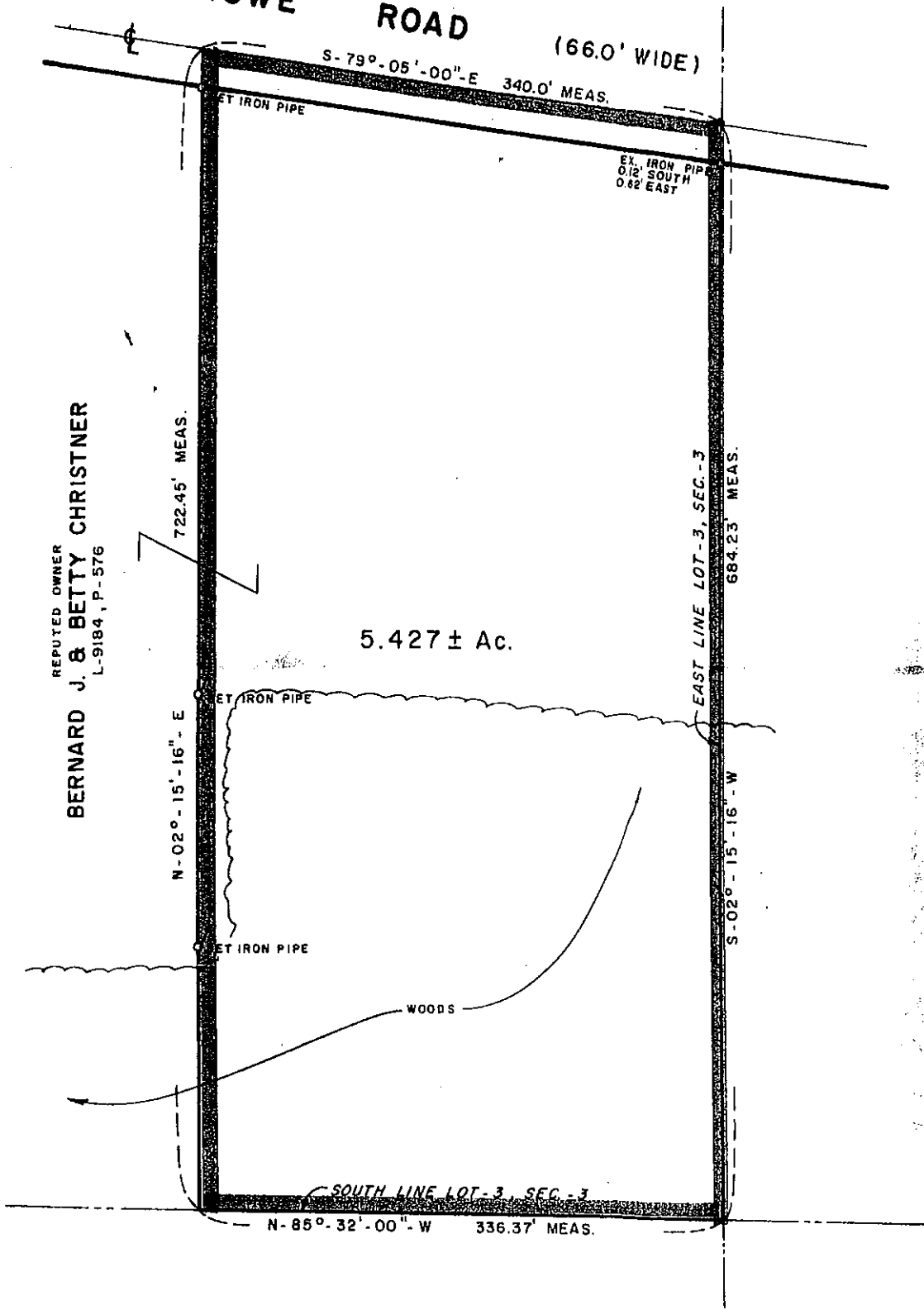
Proposed single family home with 167' front yard setback

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS
SURVEY MAP IS A VIOLATION OF SECTION 7209
PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW

RESURVEYED	REVISION



HOWE ROAD
(66.0' WIDE)



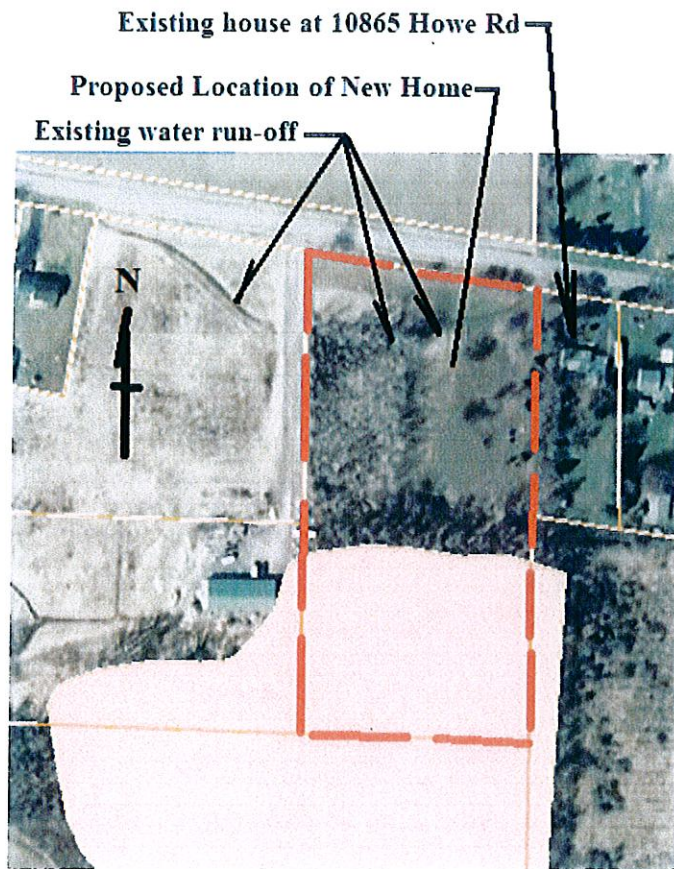
REPUTED OWNER
BERNARD J. & BETTY CHRISTNER
L-9184, P-576

MCINTOSH & MCINTOSH, P.C.
CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS
LOCKPORT, NEW YORK BUFFALO, NEW YORK
PHONE 434-8138 PHONE 623-8380

SURVEY OF PART OF LOT-3, SEC.-3, TWP.-12, R-6, HOLLAND PURCHASE	
LOCATION TOWN OF CLARENCE, ERIE COUNTY, NEW YORK	
JOB No. 4570-E	SCALE: 1" = 80'
DATE: JULY 13, 1984	DRAWN <i>MAS</i>
	COMP.
	DESC.
	CHECKED <i>WMT</i>

REPRODUCTION

Plot Plan-



Request for Set Back Variance:

We have a signed (by Buyer and Seller) Contract of Sale agreement to purchase the property described below and the sale is currently in process. The plot survey is not yet available for this (to be) newly divided property.

However, this property is described by the attached plot plan picture, as copied from the Town of Clarence's Internet site. The plan/picture was marked up to further clarify the site boundaries of this property.

- 33' 167' from ROW

We are requesting a variance allowance for set-back at 200 feet from the Howe Rd centerline (as measured to the proposed new home road-front building wall...all), per the Builder and Site Developer, to allow clearance for flow of the existing natural (rain) water run-off as well to as allow for high point of site placement of the proposed new, single one floor plan home's site drainage.

The requested set-back will also provide sufficient room and good design location for the proposed septic system on the property described as follows:

The particular parcel, having approx 340 feet of road frontage and, located on the south side of Howe Rd, located west of the existing house known as 10865 Howe Rd ...and... this parcel's west property line is also located approx 1004 feet east of the centerline of Salt Rd.

It is noted that:

The above described parcel is currently (a physical) part of the 10865 Howe Rd property and as such is in process of legally being separated from the 10865 Howe Rd property by a new (search and) survey that will be conveyed to the Buyers (by the Seller's).

The new (340 foot frontage) parcel will (later) need to have a new property address number assigned to it, by the Town of Clarence.

Thank you for your attention to this matter:

Respectfully,

Buyers---

Edward R. LaMarca & Ann M. LaMarca

We (the Buyers) have attached a personal check, made payable to you (the Sellers), as good faith funds in the amount of \$100 to confirm the seriousness and sincerity of our purchase offer as noted below. This good faith money is to be made part of the overall \$1,000.00 earnest money which will be given to your attorney, to be held in escrow, should you accept our offer. The entire balance due will be paid at the time of closing.

> Our offer is specifically for the parcel (having approx 340 feet of frontage) on the south side of Howe Rd, located west of the house known as 10865 Howe Rd ...and... this parcel's west property line is also located approx 1004 feet east of the center line of Salt Rd.

This above described parcel is currently (physically) part of the 10865 Howe Rd property and as such will need to be legally separated from the 10865 Howe Rd property by a new survey to be conveyed to the buyers; then the parcel will have a new property number assigned to it by the Town of Clarence.

With this offer being given very Respectfully we are:

Buyers—

Edward R. LaMarca Edward R. LaMarca Date: June 27/2016

Ann M. LaMarca Ann M. LaMarca Date: June 27/2016

Sellers—

This offer is accepted by:

James W. Freiheit James W. Freiheit Date: June 27/2016

Mary L. Freiheit Mary L. Freiheit Date: June 27/2016

RIGHT OF WAY GRANTED TO NEW YORK STATE ELECTRIC
& GAS CORP. L 2163 P 29 DOES NOT AFFECT PROPERTY

HOWE

FD. RR
SPIKE

-125.00 R. & M.-

(49.5' WIDE)

ROAD

SET IRON PIPE

FOUND IRON PIPE



SCALE 1" = 90'

---352.81 REC. & MEAS.---

E. LINE LOT 3 SEC. 3

W. LINE LOT 1 SEC. 3

---352.81 REC. & MEAS.---

91 FT. FROM
HOUSE

APP. 12' FROM
WEST. LINE

12'5" x 25'5"
FREE STAND.
OPEN SHELTER

PARALLEL

1.0 AC

PARALLEL WITH HOWE RD.

FRM
SHED

SET IRON PIPE

-125.00 R. & M.-

FOUND IRON
PIPE 0.64 E

PART OF LOT 1 SEC 3
TWP. 12 RGE. 6
VILLAGE OF _____
TOWN OF CLARENCE
COUNTY OF ERIE N.Y.

ottney & miller, L.S.P.C.
25 BUFFALO STREET - AKRON, NEW YORK 14001
PHONE: (716) 542-5784 FAX: (716) 542-5208
DATE 1-22-92 REVISED _____
FB # 14-15A JOB # 9045

**REQUEST FOR
ACTION BY:
TOWN OF CLARENCE, N.Y.**

☒ **Appeal Board**
☐ **Planning Board**
☐ **Town Board**

☒ **Appeal**
☐ **Rezone**
☐ **Revise Ordinance**
☐ **Subdivision**
☐ **Limited Use Permit**
☐ **Other**

Rec'd. by: Planning and Zoning

Date June 29, 2016

Action Desired Applicant requests a variance to allow for a 125' front yard setback located at 10620 Keller Road in the Agricultural-Rural Residential zone.

Reason §229-41 (A)

PLEASE PRINT

Name Charles Kelkenberg

Address PO Box 98

Clarence, NY 14031

Town/City Clarence, NY **State** NY **Zip** 14031

Phone 759-7858

Signed SIGNATURE ON FILE

Requests for action on zoning should be filled out completely in above spaces if practicable; otherwise give brief description and refer to attached papers. The complete request with all necessary plans, maps, signatures, should be filed with the Secretary of the Planning Board. Requests (except appeals) may be filed with the Town Clerk or Town Board, but will generally be referred to Planning Board with subsequent loss of time.

Initial Action

Approved ☐

Rejected ☐ **by** **on** **20**

Approved ☐

Rejected ☐ **by** **on** **20**

Published (Attach Clipping) **on** **20**

Hearing Held by **on** **20**

Final Action Taken

Approved ☐

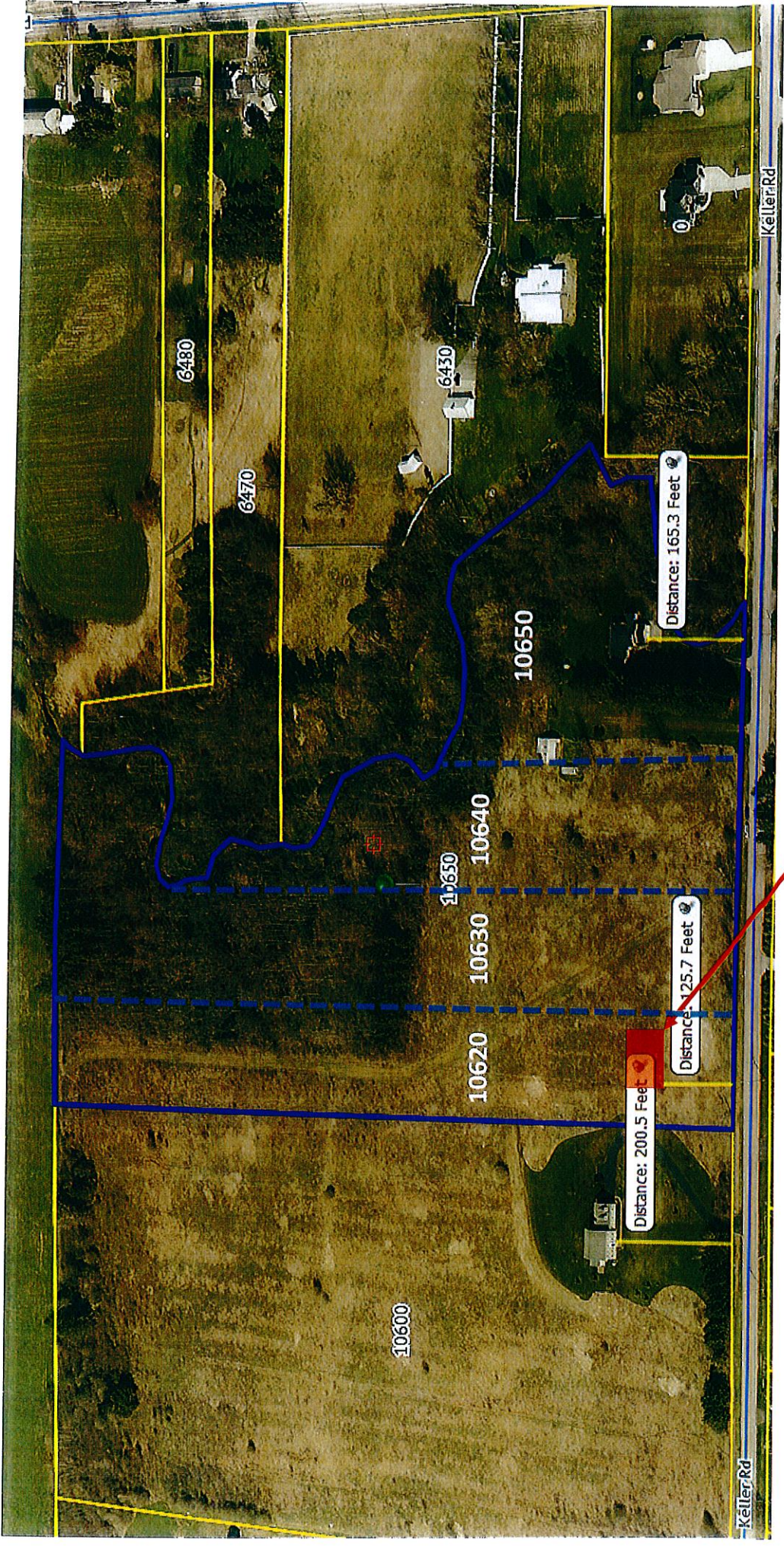
Rejected ☐ **by** **on** **20**

Published (Attach Clipping) **on** **20**

Filed with Town Clerk **on** **20**

Filed with County Clerk **on** **20**

5414 Rd



* note the parcel lines displayed are approximate

10620 Keller Road



Proposed single family home with 125' front yard setback

NORTH LINE CADWALLTER & WINANA L7050, P49

150' M

89°

PARALLEL

PART OF L9276
P655
4.47± AC.

(NO EVIDENCE)

EAST LINE LOT 1

1297.87' DM

1297.87' M

WEST LINE SALT ROAD

150' M

1214.13'

N. LINE OF ROAD

KELLER ROAD (66' WIDE)

1062D

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO
THIS SURVEY MAP IS A VIOLATION OF SECTION
7209 PROVISION 2 OF THE NYS. EDUCATION LAW

● = EX. IRON D = DEED MP = MAP

○ = SET IRON M = MEAS ENC = ENCROACH

SURVEY OF: PART OF LOTS 183, SEC. 4, TWP. 12, R. 6

TOWN OF CLARENCE, COUNTY OF ERIE

STATE OF NEW YORK

KELLER ROAD

DORSON R. WILSON
LAND SURVEYOR

4863 WATERFORD PLACE
LOCKPORT, N.Y. 14094

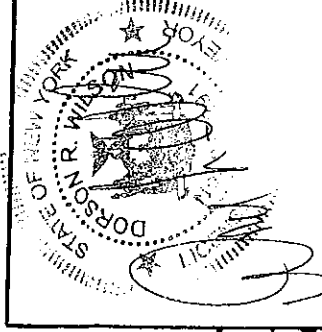
716-434-8270

SCALE: 1" = 50'

DATE: APRIL 16, 2016

NYS LIC. NO. 049291

JOB NO. 160409 A



**REQUEST FOR
ACTION BY:
TOWN OF CLARENCE, N.Y.**

- ☒ Appeal Board
☐ Planning Board
☐ Town Board

- ☒ Appeal
☐ Rezone
☐ Revise Ordinance
☐ Subdivision
☐ Limited Use Permit
☐ Other

Rec'd. by: Planning and Zoning

Date June 29, 2016

Action Desired Applicant requests a variance to allow for a 250' front yard setback located at 10630 Keller Road in the Agricultural-Rural Residential zone.

Reason S229-41 (A)

PLEASE PRINT

Name Charles Kelkenberg

Address PO Box 98

Clarence, NY 14031

Town/City Clarence, NY **State** NY **Zip** 14031

Phone 759-7858

Signed SIGNATURE ON FILE

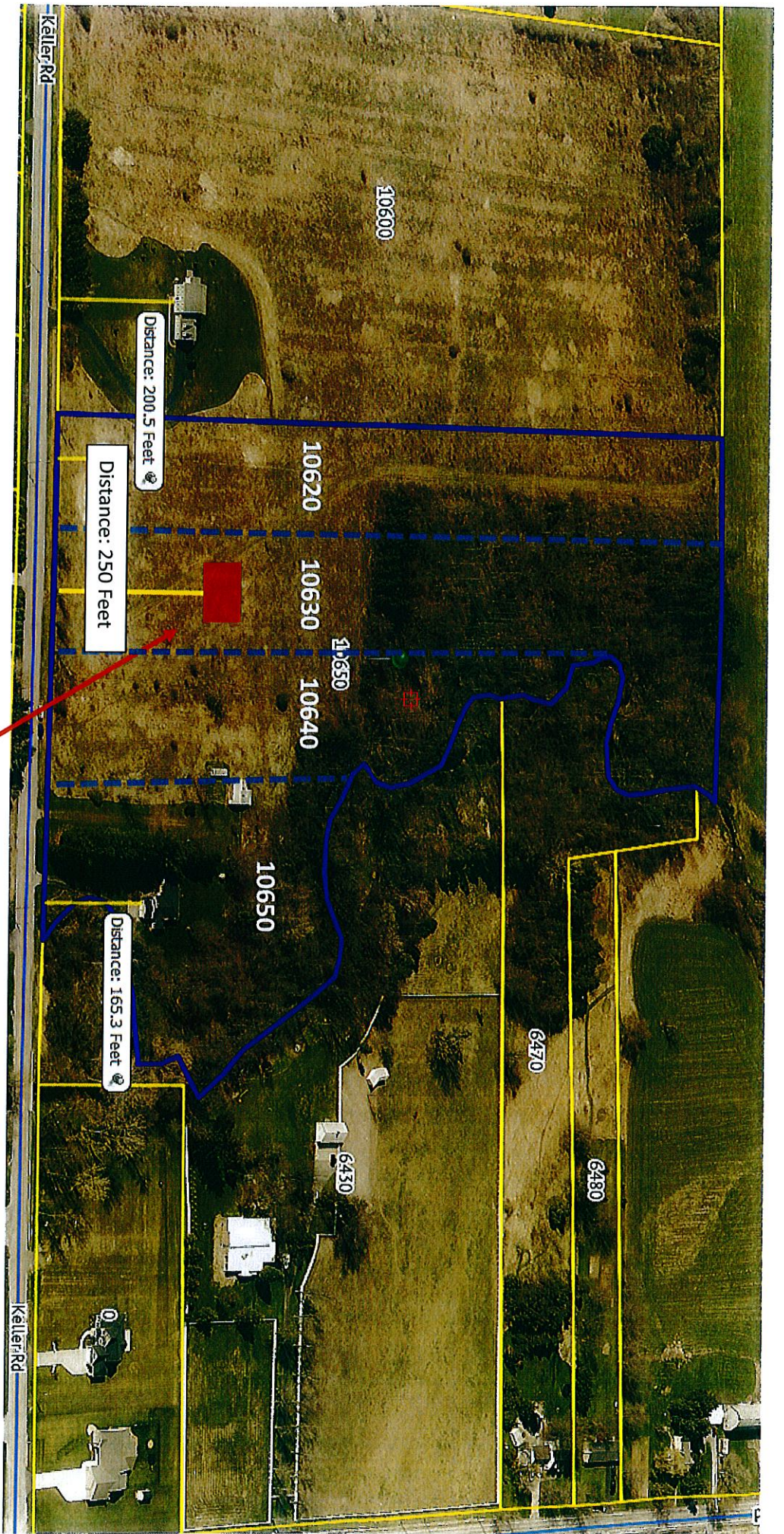
Requests for action on zoning should be filled out completely in above spaces if practicable; otherwise give brief description and refer to attached papers. The complete request with all necessary plans, maps, signatures, should be filed with the Secretary of the Planning Board. Requests (except appeals) may be filed with the Town Clerk or Town Board, but will generally be referred to Planning Board with subsequent loss of time.

Initial Action

Approved ☐
 Rejected ☐ by on 20
 Approved ☐
 Rejected ☐ by on 20
 Published (Attach Clipping) on 20
 Hearing Held by on 20

Final Action Taken

Approved ☐
 Rejected ☐ by on 20
 Published (Attach Clipping) on 20
 Filed with Town Clerk on 20
 Filed with County Clerk on 20



* note the parcel lines displayed are approximate

10630 Keller Road

Proposed single family home with 250' front yard setback





Sue Kelkenberg <kelkenberg.sue@gmail.com>

Re: Variance

1 message

Kristin Willett <krisseywillett@mac.com>

Fri, Jun 10, 2016 at 2:40 PM

To: Sue Kelkenberg <kelkenberg.sue@gmail.com>

To Whom It May Concern,

Kelkenberg Builders is acting as agents for my husband and I in the matter related to establishing a setback variance with the Town of Clarence for 10630 Keller Road.

Should you have any questions or concerns please contact us [646-620-4453](tel:646-620-4453) or [917-609-4390](tel:917-609-4390).

Sincerely,

Sean and Kristin Willett

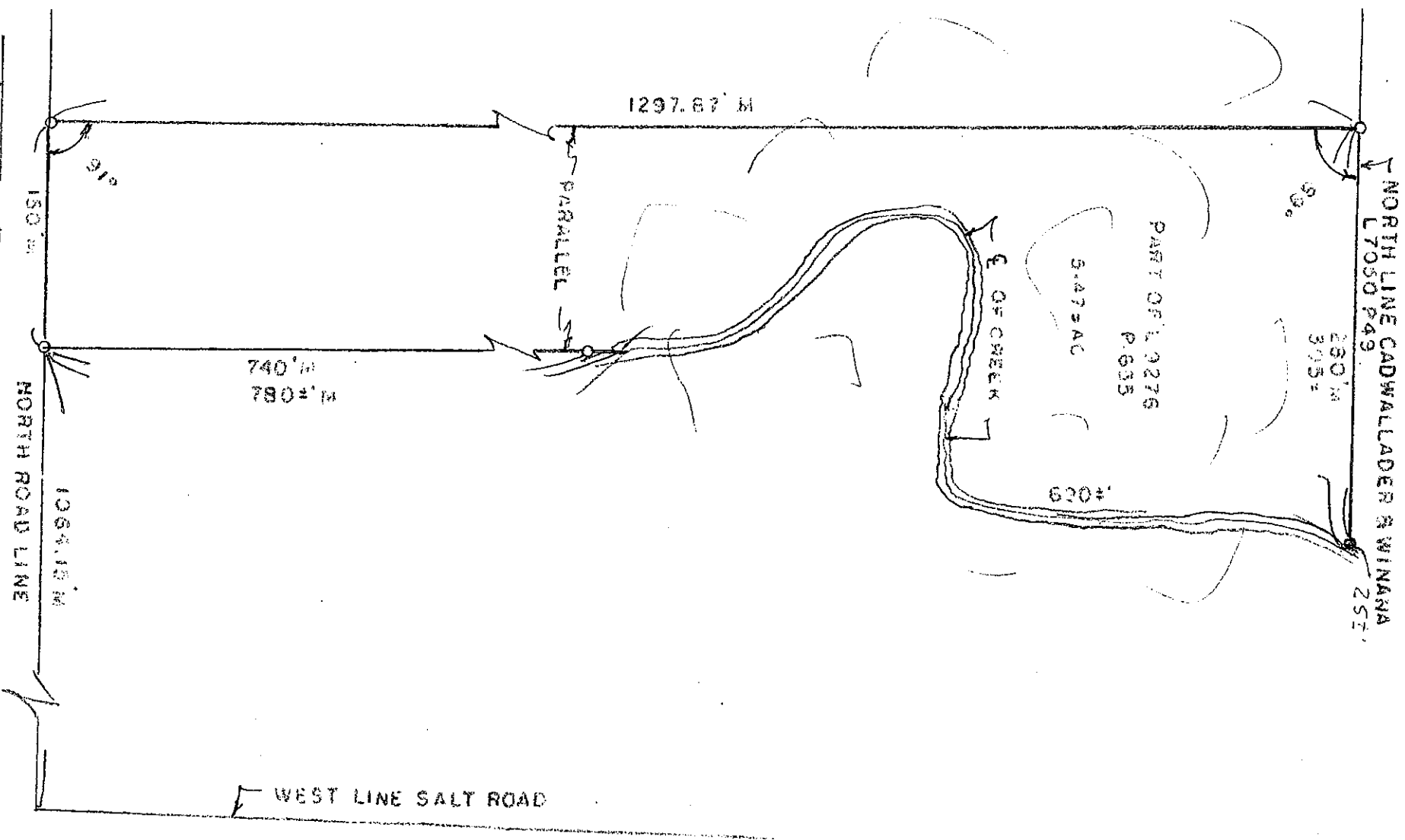
Sent from my iPhone

On Jun 10, 2016, at 12:15 PM, Sue Kelkenberg <kelkenberg.sue@gmail.com> wrote:

Can you just shoot us an email allowing us to act as your agent on applying for a variance at the town of Clarence. Thank you!

--

Sue*Kelkenberg Homes Inc.**P [716.759.7858](tel:716.759.7858)**F [716.759-7857](tel:716.759-7857)*



10630

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO
THIS SURVEY MAP IS A VIOLATION OF SECTION
7209 PROVISION 2 OF THE NYS EDUCATION LAW

SURVEY OF: PART OF LOT 1, SEC. 4, TWP. 12, R. 6

TOWN OF CLARENCE, COUNTY OF ERIE

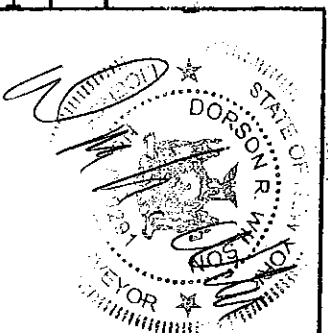
STATE OF NEW YORK

KELLER ROAD

SCALE: 1"=100' DATE: APRIL 23, 2016

JOB NO. 160409 B

● = EX IRON
○ = SET IRON
D = DEED
M = MEAS
MP = MAP
ENC = ENCROACH



DORSON R. WILSON
LAND SURVEYOR

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LOCKPORT, N.Y. 14094
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NYS LIC. NO. 049291